

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1200.00	60.00 12.50									72.50
<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		
						% of Total	Amount		% of Total	Amount
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
179.00	80.03	24.01	44.71%	255.25	203.54					227.55
TOTAL RECOMMENDATION										300.05





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CASE NO: 1242

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JAPANESE PROPERTY CLAIMS COMMISSION

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Toronto, Ontario,

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November 11, 1948.

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IN THE MATTER OF THE CLAIM OF

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SEITARO SUGAMORI

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PROCEEDINGS AT HEARING.

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Original

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## 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, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 11, 1948.

IN THE MATTER OF THE CLAIM OF

SEITARO SUGAMORIPROCEEDINGS AT HEARING.

## APPEARANCES:

K. A. CHRISTIE, ESQ., K.C. appearing for the  
Dominion Government.R. A. BEST, ESQ. appearing for the  
claimant.

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A. SMITH, ESQ., Secretary.  
G.N.R. UPTON, ESQ., Official Interpreter.  
J. B. MCGREGOR, ESQ., Official Reporter.





S. Sugamori,  
In chf.

1  
2 SEITARO SUGAMORI, the claimant herein, being first  
3 duly sworn, testified through the  
4 interpreter as follows:

5 DIRECT EXAMINATION BY MR. BEST:

6 Q. Is that your signature? A. Yes.

7 Q. And is that your signature also?

8 A. Yes.

9 Q. Were these forms prepared upon your  
10 instructions? A. Yes.

11 Q. And you swear the contents are true?

12 A. Yes.

13 (EXHIBIT 1, TWO REAL ESTATE CLAIM FORMS)

14 Q. I understand you owned some property on  
15 Keefer Street in Vancouver prior to evacuation, is  
16 that correct? A. Yes.

17 Q. There were two houses on this lot?

18 A. Yes.

19 Q. One I understand was a one-storey house  
20 and another two-storey structure?

21 A. Yes.

22 Q. I am producing to you a photograph, is  
23 that a picture of the two-storey structure?

24 A. Yes.

25 Q. That is taken from the back.

26 A. Yes.

27 (PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED  
28 EXHIBIT NO. 2)

29 Q. Now, first of all let us deal with the  
30 two-storey house at the rear of the lot. You built it,  
I understand yourself, is that right?

A. I enlarged the original old house there and





S. Sugamori,  
In chf.

1 raised it and made a basement.

2 Q. You bought this property in 1926?

3 A. Yes.

4 MR. CHRISTIE: I tender as Exhibit 3 the  
5 appraisal of Johnson, Reeve & Watson. This appraisal  
6 is dated 19th of July, 1943, and the appraised value  
7 was \$1200. It would appear this is the appraised value  
8 for both buildings.

9 (APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 3)

10 MR. BEST: Now you apparently made some  
11 repairs on the large house at the rear did you?

12 A. The house in front; I did a lot of repairs  
13 to the upper floor.

14 Q. This new foundation that you put in at a  
15 cost of \$100, in 1929, I understand was to the larger  
16 two-storey house?

17 A. The repairs to the basement were not done  
18 to the two-storey house, they were done to the front  
19 house.

20 Q. According to your claim you say you put  
21 in a new foundation in the house at the rear at a cost  
22 of \$75?

23 A. No, the new foundation was made to the house  
24 at the front. That is a mistake.

25 Q. It is a mistake on the form so far as the  
26 house at the rear is concerned.

27 Now, apparently you did a great deal of repair  
28 work and extended this large house in 1941; is that  
29 right?

A. Yes.

30 Q. And did you do that work yourself?





S. Sugamori,  
In chf.

1 A. Did the work myself, and I also employed  
2 three carpenters.

3 Q. What is your trade?

4 A. I am a carpenter.

5 Q. Have you been working at that trade very  
6 long? A. Thirty years.

7 Q. Just what does he mean by extending the  
8 house, did he add some additional rooms?

9 A. I made four rooms.

10 Q. That means when you left the house there  
11 were seven rooms in it?

12 A. Yes, seven rooms.

13 Q. What do you mean on your claim where you say  
14 in 1941 you repaired the toilet at an expense of  
15 \$150? Was that an ordinary toilet inside the  
16 house? A. That was done by a plumber and a

17 foreign style toilet was put in.

18 Q. According to your claim you put a new roof  
19 on this large house in 1941?

20 A. Yes, I thoroughly fixed the roof.

21 Q. What was the condition of the roof on the  
22 smaller house? A. That had all been

23 repaired and put in good condition.

24 Q. According to the appraisal the general  
25 condition of the small house was bad. What do you say  
26 about that? A. I don't think it was

27 in bad condition.

28 Q. There is a further remark on this appraisal:  
29 "Back part of house old, front part of recent  
30 construction (about four or five years)





S. Sugamori,  
In chf.

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"general condition fairly good."

3

4

I take it the recent construction would be the  
part you extended in 1941?

5

6

A. That was where I had made the repairs and  
the new construction.

7

Q. Is that your signature? A. Yes.

8

Q. Was that form prepared upon your instructions?

9

A. Yes.

10

Q. Do you swear the contents of it are true?

11

A. Yes.

12

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 4)

13

MR. CHRISTIE: I tender as Exhibit 5 the

14

Analysis of Personal Property Claim.

15

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

16

MR. BEST: Now, you have already explained to

17

us you have been a carpenter for thirty years and I

18

take it that is the explanation of this item of \$215.

19

for carpenter tools, is it?

20

A. Yes, I had a full set of carpenter's tools.

21

Q. How many Japanese dolls did you have; you

22

are claiming \$40. for those. I take it they are the

23

usual festival dolls? A. I only had one doll but

24

it was a large one and a very splendid doll.

25

Q. Did this \$40. include the various costumes

26

they put on the doll?

27

A. It was for the doll with ceremonial clothes.

28

Q. I take it that you had accumulated these

29

various articles of carpenter's tools over a great

30

many years?

A. Yes, I had collected them





S. Sugamori,  
In chf.

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over the years.

Q. Were all of these things left in one of your houses at 943 Keefer Street?

A. Yes, I had put them all in one room upstairs.

Q. What sort of text books were these that are included in the item for text books and novels?

A. They were for my children, such things as dictionaries and valuable books.

Q. I might point out to your honour that there is a slight discrepancy between the addition on the claim and the total in column 3 of the Analysis. The Analysis shows \$605. but the claimant's total now is \$629.25. There are certain things sold that the claimant is not claiming for and actually his claim now is \$629.25 rather than \$605.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I understand that you didn't sign a J.P. Form?            A. No.

Q. I produce here a letter dated January 7th, 1943, from Iron Springs, Alberta, to the office of the Custodian, and containing a list of articles; is that your signature?

A. Yes, that is my signature.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT 6)

Q. What is that a photograph of?

A. That is a photograph of my front house. It also shows a portion of the back house.





S. Sugamori,  
Er. ex.

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(PHOTOGRAPH ABOVE REFERRED TO MARKED EXHIBIT NO. 7)

Q. I understand that these houses are in a working class district?

A. Yes, a workmans' neighbourhood.

Q. What kind of lumber were these houses constructed of?                      A. It is old fir.

Q. Were any of these houses ever rented by you?                      A. I rented the front room.

Q. What rent did you get for that?

A. \$17.50

Q. And you lived in the rear house?

A. Yes.

Q. Was there any basement in the front house?                      A. No.

Q. Was there in the rear house?                      A. Yes.

Q. What kind of floor did the rear house basement have?                      A. All concrete.

Q. How was the rear house heated?

A. There was a large stove for heating it.

Q. When you were evacuated did you leave these articles in anybody's care or just lock up the house?                      A. I just locked them up in the room.

Q. Was this letter of January 1st, 1943 the first intimation you gave the Custodian?

A. I had not told the Custodian anything prior to that letter.

Q. Were any other goods belonging to other persons locked up in this house?                      A. Yes.





S. Sugamori,  
cr. ex.

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Q. How many other persons?

A. Three other people.

Q. Did you have separate labels on all your goods?

A. The belongings of all the people were all marked with their names.

Q. I think you sent a letter to the Custodian marking opposite certain goods sold at auction the ownership of those goods. Show him the list of goods sold at auction and ask him if he marked opposite those goods the name to whom they belonged?

A. Those were not put in by me, they were put in by the people whose goods they were.

(AUCTIONEER'S SHEETS MARKED EXHIBIT NO. 8)

Q. Will you have him look at this letter addressed to the Custodian, dated September 24th, 1946, and ask him if that is his signature?

A. This was signed by my son.

Q. Was that letter sent on his instructions and was it signed by his son on his instructions?

A. That was written according to my instructions and sent on my behalf.

Q. I tender this letter as part of the same exhibit.

---See Exhibit 8.

Q. How old is this furniture that you estimate was worth \$305?

A. It may be 10 years, or 2 or 3 or 4 years.

Q. Was any of this furniture built by himself?

A. No, it was all bought.





S. Sugamori,  
cr. ex.

1  
2 Q. Was there a box of carpenter's tools  
3 belonging to a Mr. Fujimoto?

4 A. There were a few tools of Mr. Fujimoto.

5 Q. Was any of this furniture left in front  
6 of your house outside? A. No.

7 Q. I think that probably means the front  
8 house.

9 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 9)

10 (ASSESSMENT NOTICE FOR 1943, MARKED EXHIBIT 10)

11 (REAL PROPERTY SUMMARY AND PERSONAL PROPERTY  
SUMMARY MARKED EXHIBIT 11)

12 (TENDERS TO PURCHASE PROPERTY MARKED  
13 EXHIBIT 12)

14 Q. The first tender is made on July 16th,  
15 1943, by Ker & Ker on behalf of Mr. George Rojeevith,  
16 in the amount of \$1000. cash. The second is dated  
17 July 17th, 1943, made by Ker & Ker on behalf of  
18 Mrs. Tekla Bjorkroth, and that tender is in the amount  
19 of \$1200. The latter tender was accepted and the  
20 house was sold for \$1200.

21 I might make a note for the record that all  
22 these articles seem to be mixed up amongst a great  
23 many persons. I don't think it is necessary to go  
24 into that here today.

25 It is submitted, your honour, that the real  
26 property was sold at its fair market value. It is  
27 submitted these articles of personal property sold  
28 at auction were sold at their fair market value.

29 It is submitted the Japanese dolls, of which  
30 the Custodian had no record, and which were not sold  
by him, that the Custodian is not responsible for.



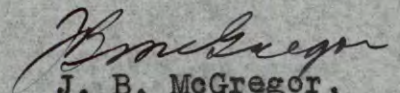


(Discussion)


1  
2 It is submitted that the valuation placed on  
3 the carpenter's tools is excessive.

4 (PROCEEDINGS ADJOURNED SINE DIE)

5  
6 I hereby certify the foregoing to be a true  
7 and accurate transcript of the proceedings  
8 herein.

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10  
11   
12 J. B. McGregor,  
13 Official Reporter.

14  
15 I, M. A. Miller, Deputy Commissioner,  
16 appointed to hear a Commission to investigate  
17 claims of Japanese Canadians for property  
18 loss, do certify the foregoing is a true copy  
19 of the evidence heard on the within claim.

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M. A. Miller,  
Deputy Commissioner.



DEC 15 1947

Case no 1242

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]

11268

Toronto

974

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

(1) NAME SUGAMORI SEITARO (RCMP) Reg. No. 03122  
(Print) Surname Given Name

(2) Pre-Evacuation Address 943 KEEFER ST VANCOUVER, B.C.

(3) Present Address 8. LARCH ST TORONTO ONT.

(4) REAL ESTATE

(a) Street Address (if any) 943 KEEFER ST. VANCOUVER BC  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

LOT 32 BLK 78 D.L. 181  
2 HOUSES IN ONE LOT

(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)~~ FURNITURE CARPENTER'S TOOL, BOOKS ETC

(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 - - - - - \$ \_\_\_\_\_

(ii) Buildings - - - - - \$ \_\_\_\_\_

(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) - - - - - \$ 8000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 971.43

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 7028.57

(5) PERSONAL PROPERTY

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

HOUSE AT 943 KEEFER ST VANCOUVER BC

(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 MOSTLY STORED IN ATTIC

FURNITURES LEFT IN THE ROOMS

(over)

Refer to Commissioner's Summary



(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 ~~lost~~ 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")

IN NO ONES CARE

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

1.	<u>FURNITURE</u>	Estimated Value \$	<u>305<sup>00</sup></u>
2.	<u>CARPENTER'S TOOLS</u>	Estimated Value \$	<u>215<sup>00</sup></u>
3.	<u>TEXT BOOKS NOVELS ETC</u>	Estimated Value \$	<u>45<sup>00</sup></u>
4.	<u>LARGE JAPANESE DOLL</u>	Estimated Value \$	<u>40<sup>00</sup></u>
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 605<sup>00</sup>

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) - - - - - \$ 7,633.57

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

(b) Do you require the services of an interpreter  
at the hearing? Yes or no YES

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 }  
County of York }  
Province of Ontario }  
TO WIT:

I, Seitaro Sugamari of the City of Toronto  
of Toronto in the County of York, 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 )  
of Toronto ) Seitaro Sugamari  
in the County of York )  
this 29th day of November )  
A.D. 1947. ) [Signature]  
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.



SUGAMORI, Seitaro  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

EXHIBIT No. 1642-1  
DATE NOV 11 1948  
FILLED BY R A Best

03122  
Reg. No.

(1) 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 (at front of lot)	5	Frame	Residence	25 x 122	1926	-----

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Residential	\$1,600.00	1929 - New foundation \$100.00 1936 - Roof resingled 80.00	Land Building	\$ 600.00 <u>900.00</u>
				\$1,500.00

Comments re upkeep of premises:

Front home in state of repair at time of evacuation.

Comments re Appraiser's report not covered above:

Assessment 1943:	Land:	\$ 400.00
	Improvements:	<u>1150.00</u>
		\$1550.00

Rent: \$17.50 per month

*Sugamori Seitaro*  
Signature



SUGAMORI, Seitaro  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 1342-1  
DATE NOV 11 1948  
FILLED BY R. A. Best

03122  
Reg. No.

(2)

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 (at rear)	7	Frame	Residence	25 x 122	1926	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	Included in original cost of \$1600.00	1929 - New foundation \$75.00 1936 - New water pipe from front to back 25.00 1941 - House extended, repaired, reroofed, painted, complete concrete basement 1600.00 1941 - Toilet repaired 150.00	Building \$ 3,500.00

Comments re upkeep of premises:  
House extended and rebuilt side and foundation in 1941.

Comments re Appraiser's report not covered above:

Assessment 1943	Land	\$ 400.00
	Improvements	<u>1150.00</u>
		\$1550.00

Summary

Estimated value:	Land	\$600.00
	(1) House	900.00
	(2) House	<u>3500.00</u>
		\$5000.00
Sold by Custodian:		<u>1200.00</u>
Claim:		\$3800.00

*Sugamori Seitaro*

Signature



EXHIBIT No. 1242-2

DATE NOV 11 1948

FILLED BY R. A. Best





EXHIBIT No. 1242 - 3  
DATE Nov. 11/48  
FILED BY K.A.Christie

JOHNSON, REEVE and WATSON  
Estate Agents

Bank of Nova Scotia Building  
602 West Hastings Street  
VANCOUVER, B.C.

19th July, 1943.

RP3

The Custodian's Office,  
Vancouver, B.C.

File No. 11268

Dear Sir:

Catalogue No. 128  
Lot 32 Block 78 D.L. 181  
943 Keefer Street.

We have inspected this property and beg to report as follows:-

Location Poor working class district - East End.  
Land 25' x 122'. Land in this block at low level. No sidewalk.  
Surrounding houses very poor.  
Buildings (1) Front. Low 1½ storey frame house. 20' x 24' with shingle  
roof. 1st floor 5 rooms plastered except front wall. w.c. off  
kitchen. wood bath tub. No hot water tank. 2nd floor, 1 room  
lined shiplap.  
Condition Roof poor. Plaster badly broken. Plumbing in poor condition.  
General condition bad.  
(2) Rear 1 and 2 storey house 20'6" x 14' plus 20'6" x 22' on  
concrete curb foundation, siding walls, shingle roof. 1st floor,  
4 rooms, pantry and w.c. 2nd floor, 2 rooms, Basement, concrete  
floor, wood bath tub.  
Condition Back part of house old, front part of recent construction (about  
4 or 5 years) general condition, fairly good. Rooms very small.  
Light construction.  
Rents Front \$8. Rear \$15.  
City  
Assessment \$1,550 (Land \$400 Buildings \$1,150)  
Taxes \$48.75  
Appraisal We are of the opinion that the market value of this property  
is \$1,200.

Yours faithfully,

JOHNSON, REEVE & WATSON  
Per "D. W. Reeve"



## INVENTORY

1	Desk	\$ 25.00
2	Library Tables	20.00
1	Kitchen Range with Boiler Tank	25.00
3	Chest of Drawers	30.00
1	Vanity Table with benck	35.00
2	Heater Stoves	10.00
2	China Cabinets	25.00
1	Kitchen Cabinets	20.00
2	Lamp Shades	10.00
10	Chairs	10.00
3	Arm Chairs	6.00
2	3'by4' Bevelled Edge Mirrors	15.00
1	18" by 4' " " Mirror	10.00
1	Deckled Edge Mirror	3.00
1	Book Case	5.00
2	Gas Burners	3.00
1	End Table	3.00
2	Foot Stools	3.00
1	Drësser	15.00
6	Large Porcelain Crocks 3-6 gal. One each of 3,4,&11	15.00
4	Large Picture Frames	4.00
3	Plaster Ornaments	5.00
2	Vase	2.00
4	Large Cushions	4.00
1	Fern Stand	1.00
1	Umbrella Stand	1.00
2	Book Racks	2.00
2	Double Beds	10.00
1	Single Bed	3.00
1	Fire Side Bench	1.00
	Curtains & Curtain -rods	
	Chinawares Dishes etc.	

Total

~~#316.00~~

321.

Continued with list of carpenters tools (page 2)



INVENTORY

2	Carpenter's Tool Box	\$ 25.00
3	4ft. Clamps	30.00
1	Stanley Ajust. Curve Plane	9.50
1	Adjust. "S" Wrench	4.50
1	Saw Setting Vices	2.50
1	Hand Drill & Bits	6.00
1	Tin Snips	3.50
2	Crescent Wrench 14" & 18"	8.00
2	Fine Tooth Japanese Saw	7.50
11	Planes (Jointer, Rabbet, bullnose, moulding etc.)	20.00
1	Carpenter's Drawing Knife	3.50
4	Ship Awgers, 2 1 inch 7/8 inch & 1 1/4	10.00
1	Large Set of Taps & Dies	36.50
1	Tri & Mitre Square	2.50
1	Brace	3.75
1	Saw Hammer	4.50
1	40lb. Anvil	8.75
3	Cold Chisel	1.00
1 set	Cobblers' Last	2.50
1	Shovel	1.50
1	Double Bit Axe	4.50
2	Brick Trowel	.75
1	Wooden Mitre Box	.75
1	WheelBarrow	5.00
4	Mandrill	3.00
3	Belt Puch	.75
3	Builder's Jacks	22.50
	Text Books, novels etc	45.00
	Large Japanese Dolls	40.00

Total Page 2.....\$313.25  
 Page 1..... 316.00  
\$629.25

*Handwritten:*  
 313.25  
 321.00  
 -----  
 \$ 634.25

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

March 15, 1949.

*Handwritten signature:*  
 B. J. Hyde



SUGAMORI, Seitaro (Mrs.)

(Claimant's Name)

11268

PERSONAL CHATTELS

EXHIBIT No. 1242-4  
DATE NOV 11 1948  
FILLED BY R. A. Best

03122

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 Desk	1940	New	\$ 30.00	Good	\$ 25.00
1 Vanity Table with Bench	1940	"	40.00	"	35.00
3 4 ft. Clamps	1940	Used	30.00	" (never used)	30.00
Large set of Taps and Dies	1939	New	46.50	"	36.50
3 Builder Jacks	1938	"	32.50	"	22.50

The claimant is claiming on the chattels in the attached inventory valued at \$629.25.

634.25

Description of Storage of Goods:

The smaller chattels were stored in a room in the house.  
The larger chattels were left in their standing position in the house.  
The house was locked by the claimant.

General Statement as to Chattels not Described above:

Summary

Estimated value  
Sold by Custodian

\$629.25 634.25  
92.93

Claim:

\$536.32

Additional Comments, if any:

Reason for no J.P. declaration: The claimant was sent to a road camp immediately.

Sugamori Seitaro

Signature



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11268

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

NAME SUGAMORI, Seitaro (Mr.)

REG. No. 03122

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION _____ EVACUATION <u>Mar.23/42.</u>	TAKEN BY _____ DATE _____					
No JP Declaration.		Furniture 305.00	92.63			
Letter rec'd., S. SUGAMORI, dated Jan.7/43:		Carpenter's Tools 215.00				215.00
Paper Box making material & tools.		Text Book, Novels Etc. 45.00	.30			
3 pc. Chesterfield suite		Large Japanese Dolls 40.00				
1 Auto sox knitting machine		605.00	92.93			215.00
Carpets		Other Sales:				
Book case		Kitchenware	10.15			
Books		Miscellaneous	5.35			
Mantle clock			10843			
1 large picture frame						
5 or 6 small picture frame						
16 chairs						
2 table (round & kitchen)						
2 dresser						
3 " without mirror						
1 large clothes closet		RECAP ON CLAIM:				
1 kitchen range		\$305.00 Sold for \$ 92.63				
1 gas range		215.00 Decl. not found				
1 gas burner		45.00 Sold for .30				
1 heater		40.00 No record at anytime				
2 coal bucket & shovel		\$605.00 Sold for \$ 92.93				
1 cabinet						
kitchen utensils & Chinaware						
ceiling dryer						
3 double bed						
1 single bed						
3 old trunks						
"We also have some articles belonging Nakashima & Suzuki.						
Nakashimas:						
9 chairs						
1 double bed with springs						
1 single " " "						
(near attic chimney.						
Suzukis:						
1 heavy Yanagikori of goods						
1 " tool box						
(near the front attic window)".						



FILE No. 11268

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

EXHIBIT No. 184 B-5

DATE NOV 11 1948

CASE No. \_\_\_\_\_

REG. No. 03122

FILLED BY K A Brownlee

VENUE \_\_\_\_\_

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
92.63			215.00					
.30								
92.93			215.00	40.00				
10.15								
5.35								
10843								

*Jan 7/43 - first alienation from D-S-re*

*J. Spratt*



(Stamp  
(Evacuation Section)  
(Rec'd Jan 13, 1943 )  
(File No. 11268 )  
(Referred Milsom )

1242 - 6

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 11/48  
FILED BY K.A.Christie

P.O. Box 35,  
Iron Springs, Alta.  
Jan. 7, 1943.

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

File No. 11268

Dear Sir:

In reply to your letter, I am sending a list of articles and  
furnitures that our left in the front house of the property of 943 Keefer St.

The list of articles are as follows:-

Paper Box making material & tools  
3 piece Chesterfield suite  
1 Auto sox knitting machine  
Carpets  
Book case  
Books  
Mantle clock  
1 Large picture frame  
5 or 6 small picture frame  
16 chairs  
2 table (round & kitchen)  
2 Dresser  
3 " without mirror  
1 large clothes closet  
1 Kitchen range  
1 Gas range  
1 Gas burner  
1 Heater  
2 coal bucket & shovel  
1 cabinet  
Kitchen utensils & chinaware  
ceiling dryer  
3 double bed  
1 single bed  
3 old trunks

*marked by D.S.  
as belonging to M.S.  
see Auction 17.8*

We also have some articles belonging Makashima and Suzuki

Nakashimas:

9 chairs  
1 Double bed with springs  
1 single " " "  
(near attic chimney)

Suzuki's:

1 heavy Yanagikori of goods  
1 " tool box  
(near the front attic window)

*see also 5055  
Apr. 26/43*



In regard to the tenant in the front house, please make them pay rent. If they refuse to do so I would like you to get somebody that will pay rent.

From the payment received thru our house rent, I would like you to pay Mr. John Rennie, the balance due him and also \$3.00 per month for 8 months for taking care of my house.

I would also like you to pay Mr. Rennie for helping the Carpenters & Plumbers in the month of May 1942.

Yours truly,

"S. Sugamori"

Reg. No. 03122.

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

March 15, 1949.

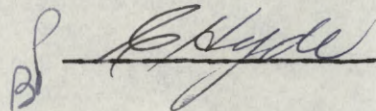
  
\_\_\_\_\_



EXHIBIT No. 1342-7

DATE NOV 11 1948

FILLED BY K. A. Blustein

R.P.M

SUGAMORI, Seitaro  
943 Keefer St. Vancouver, B. C.  
Evac. File 11268



Picture Taken May 18, 1943.



NAME SUGAMORI, SeitaroDATE Nov. 11/48REGISTRATION NO. 03122K.A. Christie  
FILE NO 11268

The following chattels were sold by public  
 auction at 992 Powell, Vancouver, B.C. on April 18, 1944.

	Child's scooter - "Magotaro Sugamori"	\$	1.50	
	2 Saucepans		1.10	K
	Large saucepan		2.25	K
	2 Biscuit jars		0.60	K
	Carton of crockery		2.00	K
	Boiler, crockery & miscellaneous		1.70	K
	Carton of crockery		1.50	K
	Scooter - "Magotaro Sugamori"		1.50	
	Mantel clock - "Magotaro Sugamori"		3.50	
	Picture - "M. Sugamura"		1.50	
	Dish pan & shade		0.50	K
	2 Dolls - "Magotaro Sugamori"		2.00	
"Tomejiro Isogai"	Sleigh		0.50	
	Bag, pair of gum boots		1.00	M
	2 Pictures & 2 boxes - "Magotaro Sugamori"		0.50	
	Paper - "Magotaro Sugamori"		0.50	
	Round dining table - "Magotaro Sugamori"		4.00	
	Wash stand - "Magotaro Sugamori"		0.75	
	Dresser		8.00	F
	Wooden cabinet		1.00	F
	Dresser		0.75	F
	Chest of drawers		3.00	F
"Tomejiro Isogai"	Wardrobe		5.00	
	Book case		5.00	F
	Roll top desk - "Magotaro Sugamori" <i>Isogai Nagai?</i>		25.00	
"Tomejiro Isogai"	Type desk		8.00	
	Library table		4.00	F
"T. Isogai"	Chest of drawers		5.50	
	Total			
	Carried Forward	\$	92.15	

~~Less Expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Members of Custodian Staff Present.~~~~Extracted from Auctioneering List No.~~

Remarks:



NAME SUGAMORI, Seitaro

REGISTRATION NO. 03122

FILE NO. 11268

The following chattels were sold by public  
 auction at 992 Powell, Vancouver, B.C. on April 18, 1944.

Brought Forward

	\$	92.15
Bamboo book case - "Magotaro Sugamori"		0.75
Wooden cupboard		4.75 F
Library table		0.50 F
Desk		4.00 F
Table & cabinet		1.00 F
Chest of drawers		7.00 F
Dresser		7.00 F
Chest of drawers		2.75 F
"T. Isogai" Steel office cabinet		26.00
Desk		25.00 F
3 Piece Chesterfield suite - "Magotaro Sugamori"		77.00
Wooden cabinet		3.00 F
Home made dresser		2.00 F
Gas stove - "Magotaro Sugamori"		15.00
Bed only (no spring) "M. Sugamori"		4.00
Bed & spring - "M. Sugamori"		1.00
Bed & spring		2.00 F
Bed & spring - "Mrs. Yoshida, c/o Magotaro Sugamori"		13.00
Roll of Lino - "M. Sugamori"		3.00
Roll of Lino - "M. Sugamori"		1.50
Paper cutter - Magotaro Sugamori"		3.25
"T. Isogai" Coal range		15.00
Heater		3.50 F
Miscellaneous		0.35 M
Box & contents		0.25 M
2 Burner gas plate		2.00 F
Boiler & contents		0.50 K

*Nakamura  
File 9040*

*same declared  
11441*

Total Carried Forward \$ 317.25

~~Less Expenses:~~

~~Net Proceeds Credited:~~

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~



NAME SUGAMORI, Seitaro

REGISTRATION NO. 03122

FILE NO. 11268

The following chattels were sold by public

auction at 992 Powell, Vancouver, B.C. on April 18, 1944.

	Brought Forward	\$	317.25
Table			0.50 F
Table			0.25 F
Table (unpainted)			0.10 F
"Tomejiro Isogai" Miscellaneous			0.40 M
→ Flat bottom boat			13.00
18 Kitchen chairs & stool			5.00 F
Heater			2.00 F

Total \$ 338.50

Less Expenses: (Auctioneer's Fee: \$33.85 \$  
(Advertising: 4.48 75.15  
(Moving: 36.82 \_\_\_\_\_

Net Proceeds Credited: \$ 263.35

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Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 17

Remarks:



NAME SUGAMORI, Seitaro

REGISTRATION NO. 03122

FILE NO. 11268

The following chattels were sold by public  
auction at 992 Powell St., Vancouver on May 2, 1944

2 Pictures	\$	.25 M
Medicine cabinet		.75 F

Total	(Auctioneer's Fee: \$0.10	\$	1.00
Less Expenses:	(Advertising: 0.02	\$	0.23
	(Moving: <u>0.11</u>		
Net Proceeds Credited:		\$	0.77

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 18.

Remarks:



NAME SUGAMORI, Seitaro

REGISTRATION NO. 03122

FILE NO. 11268

The following chattels were sold by public  
auction at Vancouver, B.C. on November 28th, 1945.

3 cartons miscellaneous	\$	1.35 M
4 pieces galvanized tin		.25 M
Books		.30 -
Trunk		.50 M
Trunk		1.00 M

Total	(Auctioneer's Fee \$ .34	\$	3.40
Less Expenses:	(Advertising .30	\$	1.02
	(Moving <u>.38</u>		
Net Proceeds Credited:		\$	<u>2.38</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks:



(Stamp  
(Evacuation Section)  
(Rec'd SEP 28, 1946)  
(File 11268 )  
(Referred Spain )

(Part of Exhibit 1242 - 8)

Iron Springs, Alta.  
Sept. 24, 1946.

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

File No. 11269

Dear Sir:-

In reply to your letter of the 17th I wish to state that the property belongs to me and that my brother Magotaro Sugamori has no claim on it so please send the balance of the sale of my property to me.

Re Chattel

I am sending the list of chattels sold under auction. On this list I have written the name of the owners, namely Mr. Tomejiro Isogai (Reg. No. 07302) and Mr. Magotaro Sugamori (Reg. No. unknown) The rest of the articles belongs to me.

Re: Refund B.C. Electric  
Railway Co. Ltd.

The refund of \$16.00 received from the B.C. Electric Railway Co. Ltd., should be divided between my brother Magotaro and I. So please send half of it (\$8.00) to Mr. Magotaro Sugamori.

Very sorry to have inconvenienced you.

Yours truly,

Seitaro Sugamori

(Reg. No. 03122)

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

March 15, 1949.

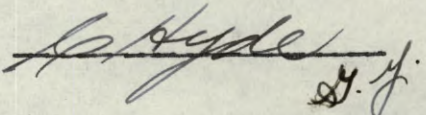
  
A. Hyde



EXHIBIT No. Nov. 11/48

DATE.....

FILED BY K.A.Christie

## CERTIFICATE OF ENCUMBRANCE

Land Registry Office

VANCOUVER, B.C.

File 11268

No.

.....minutes 11.45 A.M. 6th day of April, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,  
 Lot 32,  
 Block 78,  
 District Lot 181,  
 Group 1, New Westminster District,  
 Plan 196.

viz.:

Registered Owner: Seitaro Sugamori "03122"

Volume 780, Folio 3996 L. Indef.

Registered Charges: 93241 H. 15/2/32. 2. 7. John R. Ross. (In trust filing 3116).  
 Mortgage for \$300. Due 12/2/35. Int 8% C. of C. 15371.  
 Filing 36005, Vested in the Custodian.

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

"W. C. Brown"  
 Registrar.

To:- Custodian's Office

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

March 15, 1949.

*[Signature]*  
 B1



EXHIBIT No. \_\_\_\_\_  
 DATE Nov. 11/48  
 FILED BY K.A.Christie

CITY OF VANCOUVER

ASSESSMENT ROLL, 1943

At 12M

RP2

Roll No.	Description of Parcel	Value of Improvements	Land Value
B1844K	LOT 32 BLK. 78 D.L. 181	350 ) 800)	400

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least Fourteen Clear Days previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C. on JANUARY 19th, 1943, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than JANUARY 4th, 1943.

CHESTER GREEN  
 Assessment Commissioner

Addressed to: Seitaro Sugamori  
 943 Keefer St.,  
 Vancouver, B.C. B1844K

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

March 15, 1949.

*[Signature]*  
 B1



DATE..... Nov. 11/48

FILED BY

K.A.Christie

File No. 11268

SUMMARYREAL ESTATEOctober 28th, 1946  
Reg. No. 03122

Catalogue No: 128,  
Japanese Name: Seitaro SUGAMORI,  
Civic Address: 943 Keefer St., Vancouver, B.C.  
Legal Description: Lot 32, Block 78, District Lot 181, Plan 196, Vancouver, B.C.  
Classification: Dwellings

Registered in the name of: Seitaro SUGAMORI,  
 Title: Clear, except for registered Mortgage for \$300.00 to John R. Ross as shown on Certificate of Encumbrance dated April 6, 1943 on file. Mortgage paid off and discharged as Jan. 15, 1944.  
 Sold to: Tekla Bjorkroth and Sigfried Gullmes for \$1200.00 Cash as Oct. 4, 1943.  
 Title delivered to: Ker & Ker Ltd., Agents for purchasers as February 24, 1944. Certificate of Title No. 96059-L. Adjustments completed.  
 Funds released to: Seitaro SUGAMORI as February 7, 1944.  
 Chattels: Not involved.  
 Fire Insurance: Transferred on Buildings to new owners  
 Remarks: This property was handled under the agency of Ker & Ker Ltd. and they reported on same Dec. 31, 1942. There was a small frame dwelling and a two storey one on this property. The rental on the smaller house was \$8.00 per month, and on the larger one it was \$15.00 per month. Very considerable trouble and confusion developed in the handling of these premises on account of previous arrangements for rental by the SUGAMORIS. See letter February 2, 1943 from Ker & Ker Ltd., in this respect. The Rentals received were duly credited to the account of Seitaro SUGAMORI.

The Title to this property was in the name of Seitaro SUGAMORI in the Land Registry Office as indicated in our Real Estate Summary. However Magotaro SUGAMORI, a brother, claimed a half interest when registering March 22, 1943. Our letter to him of March 24th, 1943 explained the situation to him and asked for proof of ownership of his interest. Considerable correspondence developed but Magotaro SUGAMORI did not produce any written evidence to support his claim and his brother, Seitaro SUGAMORI did not admit any interest by Magotaro SUGAMORI. Magotaro SUGAMORI was not allowed any proceeds from the sale of the Realty in question, but claimed and was, or will be allowed certain proceeds from the sale of chattels at 943 Keefer St. as shown by Auction sheets.

Assessed value 1943	
Land	400.00
Improvements	1150.00
Appraisal	1200.00
Sale price	<del>12.00</del> 1200.00

The above Summary is certified to be in accordance with the information on file, October 28th, 1946.

"B. R. Dusenbury"

B. R. Dusenbury  
Office of the Custodian.



EXHIBIT No. \_\_\_\_\_  
DATE..... Nov. 11/48  
FILED BY K.A.Christie

File No. 11268

— SUMMARY —

— PERSONAL PROPERTY —

Seitaro SUGAMORI,  
Reg. No. 03122

CHATELS: - See Chattels Schedule.

SPECIFIED ARTICLES: **There are no Cameras, Radios, Fire Arms or Vessels revealed in the registration or the file.**

No other Personal Property of Seitaro SUGAMORI is revealed on the file.

The above Summary is certified to be in accordance with the information on file, October 28th, 1946.

"B. R. Dusenbury"  
B. R. Dusenbury

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

March 15, 1949.

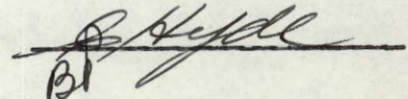
  
BI



EXHIBIT No. Nov. 11/48

DATE  
FILED BY K.A.ChristieKER & KER  
Limited475 Howe Street  
VANCOUVER, B.C.

July 16th, 1943

R.P.4

"Tender for Real Estate"  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re: 943 Keefer Street, Catalogue #128  
Lot 32/78/181 - File No. 11268

Enclosed herewith you will please find Certified Cheque of Ker & Ker Ltd. made payable to the Custodian in the amount of \$100.00 being 10% of the amount which Mr. George Rojeevich offers to the Custodian for the above property, the tender being \$1000 cash.

It is understood that the tender is subject to existing tenancies.

The date of Adjustments covering taxes, water and insurance will be as at the date of sale or any immediate future due date of rent.

We are Agents for this property.

Yours very truly,

KER &amp; KER LTD.

Per. "Alan N. Ker"

ANK.DR  
Encl.HOWARD SMITH  
GENOA BOND



1242 - 12

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 11/48  
FILED BY K.A.Christie

KER & KER  
Limited

475 Howe Street  
Vancouver, BC

July 17th 1943.

*R.P.S.*

"Tender for Real Estate",  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C

*No. 128*

Dear Sirs:-

Re: 943 Keefer Street, Catalogue #128  
Lot 32/78/181 - File No. 11268

Enclosed herewith you will please find Certified Cheque of Ker & Ker Ltd. made payable to the Custodian in the amount of \$120.00 being 10% of the amount which the tenant, Mrs. Tekla Bjorkroth, offers to the Custodian for the above property, the tender being \$1200 cash.

The date of adjustments covering taxes, water and insurance will be as at the date of sale or any immediate future due date of rent.

We are the Agents for this property.

Yours very truly,

KER & KER LTD.

Per. "Alan N. Ker"

ANK.DR  
Encl.

*Ch 120*

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

March 15, 1949.

*[Signature]*  
BP