

5959

BUREAU HASTINGS PARK

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONFILE No. 1128-4
EXHIBIT No. 001-1-1
DATE OCT 14 1946
FILLED BY A. A. Schmitt

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

PERSONAL INFORMATION

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

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

EMPLOYER: none
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Hideko
ADDRESS OF WIFE OR HUSBAND: same as above
NAMES OF ANY LIVING CHILDREN: Masako (F)
Tommy (M)

ADDRESS OF CHILDREN: SAME As above
AGE OF CHILDREN: 10 -- 7 yrs.

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

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

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

3. INSURANCE (Give particulars; state where policies are)
British Empire Assurance Co, Policy #39150 for \$1000.00 on house.
renewed till Jan 1 1944

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

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

none

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by tenant (rented by Turner Bros. agent)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title #22328-N in own possession

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

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house, Mayne Island, B.C.

2

2. LANDLORD'S NAME AND ADDRESS: Parent's house

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

none

FILE No. _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none
9. LIFE INSURANCE: Sun Life Assurance Co., \$1000.00 number unknown

Beneficiary wife, Hideko.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: _____

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

Dated this 25th day of April 1942.

(Signature) C. Sumi

Kamun

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Dec. 14/43

File No. 5959

Name SUMI, Choichi
(Surname in Block Letters)

Registration No. 11611 Male - Female
(Check) Age June 6, 1907

Former Address Wayne Island, B. C.

Date Evacuated 16/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address May 30/44 Rosedale, B. C. 96 Springfield Ave, Toronto, Ont. (since Jan. 3/47).
nee

Married - Single
(Check)

Name of Wife (NAGATA) Hideko #14220

Name of Husband

Name of Father Kikumatan #14266
nee

Name of Mother (OTANI) Kuma #14265

Names of Children under 16 Massako (F) Nov. 14/31
Tommy (M) Nov. 20/34

Requested by Peggy Pollard Registered with Custodian yes
(Yes)

Additional Information Sawmill employee. Owner of house & 1 & three-fifths acre

Port Alberni

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

Name: Choichi SUMI.

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

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

Classification: 6-room House and Outhouses.

File No. 5959.

Reg. No. 11611.

Registered in the name of: CHOICHI SUMI.

State of Title: Clear.

(Title No. 22328-N).

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

As at: January 1st, 1944.

Payment received: December 29th, 1944.

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

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

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

Chattels: Not involved.

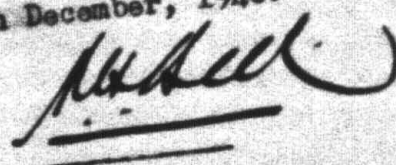
Insurance: Cancelled.

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

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

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

9th December, 1946.



RGE/P.

COPY

Farm Appraisal Report Port AlberniFile No. J.L. 302Land Description Part "A" of S.L.L. Map 2002, City of Port Alberni. (Note: Balance of parcel covered under map 2002).Containing 1.28

Acres

Owner's Name Ghoshal SUNITPost Office Address Port Alberni, B.C.Nearest Rail Point In town

Distance

Market Town Local

Distance

Church (give denomination) Various in easy reach

Distance

Nearest School Across street

Distance

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

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

Gravelled roads 3 sides. In corner of 10th Avenue and unnamed road leading past school.Is this district a good one? Yes - industrial area.Employment opportunity Full industrial within 10 blocks to 20 blocks.Predominating Nationality and religion: Hind - no predominating sect.Describe Fencing and its condition: Wires (barbed) and some pickets, poor Value \$ Incl. in landWater supply: City water - fully modernValue \$ " " " " " "**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 28	Lbr./shgls.	9/10	Shgls.	10y	Found. on concrete blk.	Good	\$ 970.00
Woodshed	14 x 22	Lumber	7	"	24	"	Poor	25.00
Iron coop	8 x 8	"	7	"	"	"	"	15.00
new double	x	"	"	"	"	"	"	"
Green house	x	"	"	"	"	"	"	"
new (green only)	21 x 78	"	7/11	glass taken away - see notes in remark column in re. this.	"	"	"	150.00
	x	"	"	"	"	"	"	"
GRANARY	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"

Electrically lighted.

Total present day value \$ 1170.00

Total Value Buildings add to farm

\$ 1100.00Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Describe the basement and chimneys: No basement - brick chimney on bracket.No. rooms downstairs? 4 Upstairs? 2 & bath How finished? 1/2 joint uprightAre buildings painted? roof only Condition of paint oldDistance from nearest bank none

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

	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.18	level	10" good gravelly loam	Gravelly clay running to shale.	Garden only, once cultivated around stumps.	\$300	384.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 384.00Total added by buildings to value of farm \$ 1100.00

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

Total value of farm \$ 1484.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Only garden cultivated now. Occupied by Mr. C. Stevens who pays \$21.50 per month rental.

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

Gardening for local market.

Noxious weeds:

None observed.

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

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

Date: 21st Oct. 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 19th day of October 1942.

Inspector's Signature

"B. G. WOODHART"

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

Farm Appraisal Report

Remarks: This place was formerly used by the Japanese owner, as a hot-house place for local sales. The greenhouse is now only just a frame-work, no heating arrangement nor equipment. Prior to leaving the owner took off all of the glass, packed it and put it in a garage that belongs to a Mr. Young, who lives in the Q.47 acres that constitutes the remainder of this original parcel. (He bought from Mr. Young). The garage where the glass is stored is rented by Sami, and \$3.00 per month of the rent he draws from Mr. Stevens, goes to Mr. Young to cover this.

If the glass were stored on the property, I could consider it as part of the property, but it is not, and a buyer would have no assurance that he could get the glass under any circumstances, as it has become a chattel. For this reason I am not able to take it into consideration in placing a valuation on either the building or the property. I have valued the framework, at what I consider it would be worth to a buyer who could procure glass, some sort of heating plant, and desired to do so. It is a significant fact that he stored his other chattels in the house, looking the room, but went to the trouble of renting a building on other land for this glass.

The place lies just across the street from the city school, though it is practically on the eastern edge of what is closely built up at this time. However the location is good for the purpose indicated, the soil is of a productive type.

There would be added value if the 13 existing stumps were removed, though at this time they do not present any insurmountable obstacle to reasonable cultivation.

(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.

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

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total \$ _____

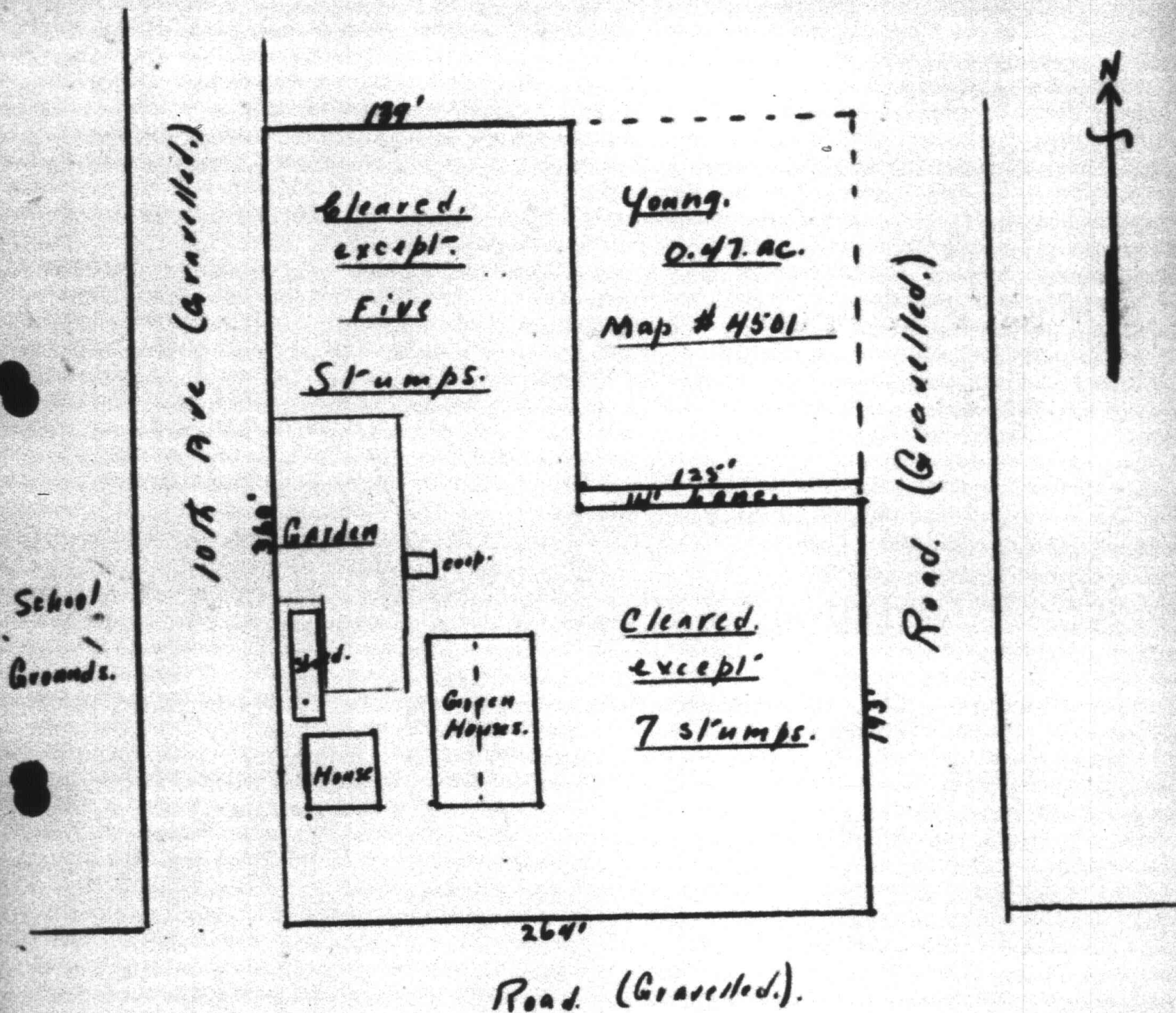
Amount fruit trees add to value of farm \$ _____

Diagram of Property

(Port Alberni)

Choichi SUMI.

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



Scale 1 chain to 1 inch.

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

value is \$ 1200

Date 22nd October 19 42.

"I. T. BARNET"

District Superintendent.

✓

GENERAL SUMMARY

File 5959.

Choichi SUMI

Reg. No. 11611.

This 34-year old Canadian-born Millhand from Mayne Island, B. C., signed a Custodian "JP" declaration form on the 25th April, 1942. He was evacuated on the 16th September, 1942.

His wife, Hideko, File 10773, signed a Custodian "No Property" card on the 16th June, 1942. She was evacuated on the 16th September, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary, dated Dec. 9/46, for particulars of Port Alberni property, which was taken over by The Director, Soldier Settlement & Veterans' Land Act, for \$1,425.00, net proceeds (\$1,422.00) being credited to this account as of Jan. 1/44.

Personal Property: None declared, but see Chattels Schedule for particulars of those disclosed in file, which have been satisfactorily accounted for.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

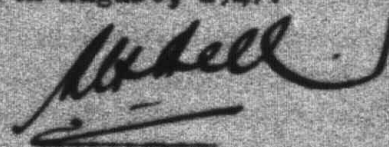
Life Insurance: This evacuee declared a Sun Life policy (No. 2025210) for \$1,000.00, beneficiary, wife, Hideko (File 10773). Premiums on this policy were paid by this office, when so requested by Sumi.

Liabilities: See Liabilities Summary, dated August 7th, 1947, for particulars of only claim recorded.

Funds: There is a credit balance of \$703.63 in this account at the present time.

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

7th August, 1947.



RGB/P.

MEMORANDUM

File No.: 5959

January 31st, 1945.

To: Mr. Shears

From: Mr. Green

Re: Choichi SUMI

This Japanese declared no personal property but it later appeared (letter of November 17th, 1942) that he stored some glass from a greenhouse in the garage of one Mr. Young. On his instructions, Messrs. Turner Brothers paid Mr. Young rent for this at \$3.50 per month deducted from rent of his house at Port Alberni.

On October 2nd, 1944, I wrote to Turner Bros. re the disposal of this glass but did not get very far. I finally got in touch with Mr. Burnip, auctioneer, and have heard from him as per his letter of January 22nd attached.

He reports that the glass is not crated being merely piled in an out-house and that it would take a day to move and count it. He reckons, however, that there are 5000 sq. feet or approximately 50 cases of 100 sq. feet each. A local man is building a glass house and offers \$4.00 per case or approximately \$200.00 for the lot subject to supervision by Mr. Burnip when the glass is removed.

Before the War the price of a case of glass new was \$3.50 and I have been advised by Mr. Mayers on Mayne Is. that \$4.00 is the going price for second-hand glass. Mr. Bell confirms this.

The charge on this glass for storage at \$3.50 per month amounts to \$124.50 up to February 13th and I therefore recommend that we accept this offer of \$4.00 per case of 100 sq. feet. Mr. Bell joins with me in making this recommendation and perhaps this is a case where you could give your authority for the sale first and put the matter up to the Rural Advisory Committee later.

Finally, I should mention that I am not clear where this glass came from as there was no glass house on

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 5959

NAME: SUNI, Choichi

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: William Burnip

VALUATION: \$4.00 per 100 Sq.ft.

PURCHASE PRICE: 20½ cases @ \$4.00 - \$82.00

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: ? (sold through Mr. Burnip)

ADDRESS: Port Alberni, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

~~YES~~
YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil

LIST OF CHATTELS SOLD: 20½ cases of green house glass @ \$4.00 - \$82.00

Original sent Jan. 5/45

NAME SUMI, Cheichi

REGISTRATION NO. 11611

FILE NO. 5959

The following chattels were sold by public
auction at Fort Alberni, B. C. on January 12, 1944.

Crock	\$ 1.25
Violin	5.50
Thermos Flask	1.00
Preserves	1.90
Preserves	1.00
Scales	1.00
Lantern	.20
Stove pipes	1.00
Dry goods	2.85
Barb wire	2.25
Wire netting	1.50
Alarm clock	1.00
Miscellaneous	3.10
Tall boy & drawers	10.00
Homemade dresser	3.50
Homemade dresser	4.50
Homemade dresser	5.00
Homemade dresser	3.00
Doll buggy	3.50
Homemade table	1.00
Homemade table	.75
Gramophone	5.00
Baby buggy	18.00 -
2 Mirrors	1.50
4 pictures	1.25
Lantern	.50
Ironing board	.35
Winnipeg Lounge	2.50
Total:	
	Total carried forward \$ 83.90
Less expenses	\$
Net proceeds	\$

~~Members of Auctioneer's Association~~

~~Excluded from Auctioneering Act~~

~~Remarks~~

NAME SUMI, Choichi

REGISTRATION NO. 11611

FILE NO. 5959

The following chattels were sold by public
auction at Port Alberni, B.C. on January 12, 1944.

	Brought forward:	\$ 83.90
Oval mirror		0.50
Axe		0.50
Building Paper		1.00
5 Oil Drums		20.00
Garden tools		1.00
Garden tools		1.00
1 Bedstead		4.00
Gramophone Records		2.00

Total:	(Auctioneer's Fee : \$11.40	\$ 114.00
Less Expenses:	(Advertising: 0.65	
	(Moving: 12.23	\$ 24.28
Net Proceeds Credited:		\$ 89.72

Members of Custodian Staff Present.

Extracted from Auctioneering list No. Port Alberni 1.

Remarks. *None of chattels on file or wife's file.*

CHATELS SCHEDULE

File 5959.

Choichi SUMI

Reg. No. 11611.

"JP" Form (Apr. 25/42):

Shipped	Sold	Stored	Remarks
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"None"

Agent's letter (Nov. 17/42):

(1) Greenhouse Glass		23/5/45	
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Custodian Release Form
(Dec. 8/42):

(2) Trunk (clothing)	8/12/42		
(3) Paper Carton (clothing)	8/12/42		

Custodian Release Form
(Jan. 6/43):

(4) Tool box	6/1/43		
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Custodian Release Form
(Apr. 20/43):

(5) Sewing machine	20/4/43		
(6) Kitchenware (box)	20/4/43		
(7) Oil table cloth (1 roll)	20/4/43		

Auction Sheet (Jan. 12/44):

(8) Crook	12/1/44
(9) Violin	12/1/44
(10) Thermos Flask	12/1/44
(11) Preserves	12/1/44
(12) Scales	12/1/44
(13) Lantern	12/1/44
(14) Stove pipes	12/1/44
(15) Drygoods	12/1/44
(16) Barb wire	12/1/44
(17) Wire netting	12/1/44
(18) Alarm clock	12/1/44
(19) Miscellaneous	12/1/44
(20) Tall boy & drawers	12/1/44
(21) Homemade Dressers (4)	12/1/44
(22) Doll buggy	12/1/44
(23) Homemade tables (2)	12/1/44
(24) Gramophone	12/1/44
(25) Baby buggy	12/1/44
(26) Mirrors (2)	12/1/44

(Over)

CHATELS SCHEDULE...Page 2.

File 5959.

<u>Auction Sheet (Jan. 12/44):</u>		<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(27)	Pictures (4)		12/1/44		
(28)	Lantern		12/1/44		
(29)	Ironing board		12/1/44		
(30)	Winnipeg Lounge		12/1/44		
(31)	Oval mirror		12/1/44		
(32)	Axe		12/1/44		
(33)	Building paper		12/1/44		
(34)	Oil Drums (5)		12/1/44		
(35)	Garden tools		12/1/44		
(36)	Bedstead		12/1/44		
(37)	Gramophone records		12/1/44		

Evacuee letter (Dec. 21/44):

(38)	Baby carriage	(25)	
(39)	Electric iron		(no trace of these
(40)	Rubber hose		(items on file.

E. & O. E.
7th August, 1947.



RGB/P.

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

5959
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
15 1942

Address: C. Sumi (Mr)
c/o B.C. Security Comm
New Am Denver, B.C.

Date: Dec. 8, 1942

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

I, C. Sumi, Police Registration No. 11811

hereby request you to release to me the under-noted property
stored at Mayne Island, B.C.

in possession of c/o Galvina MOUT, Ganges, B.C.

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

Description of Property:

1. Trunk-contents: clothing color of trunk--greenish gray

1. Paper Carton-clothing

"The house Key is at Mr. Fred Bennet, Mayne Island."

Original Address: Mayne Island, B.C.

Date Evacuated to Vancouver: April 21st / 42

Date Evacuated to Present Address: September 17th / 42

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old 2

Number in Family - under 5 none

Total Number in Family - four

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature] C. Sumi
Claimant Signs Here

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

EVACUATION SECTION	
Rec'd	MAY 8 1943
File No.	
Ans.	
Referred	

Address: New Denver, B.C.
(Rosebery, House #204)

Date: April 20, 1943

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

I, SUMI, Chiechi, Police Registration No. 11611

hereby request you to release to me the under-noted property
stored at Mayne Island

in possession of Custodian

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

Description of Property:

1 sewing machine
1 box kitchen ware.
1 roll oil table cloth

Original Address: Mayne Island, B.C.

Date Evacuated to Vancouver: April 21, 1943

Date Evacuated to Present Address: Sept 17, 1943

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old 2

Number in Family - under 5 0

Total Number in Family - 4

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature] C. Sumi
Claimant Signs Here

G-165-A

File in May 7/43

LIABILITIES SUMMARY

File 5959.

Choichi SUMI.

Reg. No. 11611.

\$ ———
(no amount
stated).

Provincial Mental Hospital. Against "Cho Sumi,
Port Alberni, B. C." Undated extract (filed
behind Feb. 17/43). No action has ever been
taken with regard to this claim.

There are no other claims recorded in this file.

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

7th August, 1947.



RGB/P.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Choichi Sumi

File No. 5959

New Denver B.C.

Reg. No. 11611

Company Sun Life

Agency Vancouver

Policy No. 2025210

Premium - \$ 50.35

Payable: ^X Annually, Semi-annually or monthly

Month June Day 1.

REMARKS:

Letter sent 2/18/43

5959

10th November, 1942

Messrs. Turner Bros., Ltd.,
Port Alberni, B. C.

Dear Sirs:

Re: Choichi SUMI

We are reviewing our file No. 5959 which covers the registration of Mr. Choichi Sumi.

Mr. Sumi gave his home address as Wayne Island and declared ownership to a property Lot A of Lot 1 Alberni District Plan 2868.

A search of this property shows that it is registered in the name of Mr. Choichi Sumi and we presume rented to Mr. C. Stevens, for which you have been remitting rentals for the past several months.

We notice that in June last you made payment to a Mr. Young for storage of glass and on October 6th a further payment to Mr. Young for \$21.00 which is stated to be for storage of Japanese glass to October 13th "as agreed".

We do not appear to have any information covering an arrangement in connection with the storage of glass and we would be obliged if you would send us a full report in regard to this matter.

Is the glass referred to the property of Mr. Choichi Sumi? and if so where is it located?

Your kind attention to this will be appreciated.

Yours truly,

F. G. Shears,
Manager.

FUS/PMH

EVACUATION SECTION	
Date	APR 30 1943
File No.	
Ans.	15/5
Referred	Bill

See L 6
12/5/43

Alberni, B.C.,

April 28, 1943.

The Custodian of
Japanese Property,
506 Royal Bank Building,
Vancouver, B.C..

Dear Sirs:

I beleieve there is in custody a large quantity of glass
for greenhouses owned by a Japanese in Alberni, B.C..

I would like to purchase this if reasonable and if it is for
sale.

Would you kindly adive me as to price, quantity, and all
information possible about this.

Would build the greenhouse on third Avenue property,
in Port Alberni, B.C. owned by me.

Yours respectfully,

A. G. Croll

Address:-

Miss A. G. Croll,
P.O. Box 215
Alberni, B.C.

5959
J. J. J. J.
P. J. J.

5959.

June 2nd, 1944.

Mr. Choichi SUMI,
Registration No. 11611,
Rosebery, B. C.

Dear Sir:

Re: Lot "A" of Lot 1, Alberni District, Plan 2868,
Ex. that pt. thereof subd. by Plan 4501.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that the above property which you own, is included in this deal.

The sale was made effective as at January 1st, 1944, and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears,
Director

RGB/P.

EVACUATION SECTION	
Rec'd JUN 5 1944	
File No.	11
Ans.	
Referred	Green

K. Sugimoto & Sons.

Box 27,

Raymond, Alta.

Shiomi was registered outside
Custodian's Department.

506 Royal Bank Building
Vancouver, B.C.

C. S. G.
5959 to Green house

Dear Sir:

I was advised that this department is entirely in charge of Japanese evacuee property in B.C. and that I could get the information from you. I am interested in starting a greenhouse here and due to the shortage of glass windows I was advised that perhaps I could get some glass from the greenhouses that are now not in use.

Do you have any such property for sale? If so please ^{write} ~~advise~~ me as soon as possible and give me what information you can on this. Please give this your immediate attention and I would like to get started soon.

Please state the terms of sale also. Yours truly
K. Sugimoto & Sons.
Thank You. per K. Sugimoto.

915-8

5959

H. F. Green

June 8th, 1944.

Messrs. K. Sugimoto & Sons,
Box 27,
Raymond, Alta.

Dear Sirs:-

Thank you for your letter received here on June 5th asking if you could get some glass from Japanese-owned greenhouses not now in use. While we will bear your request in mind, we think you will realize that in nearly all cases greenhouses are a part of the property on which they are erected and this being so, are included in the current sales of such property. Under these circumstances, we believe that it will be very difficult for us to make any glass available to you. An added difficulty is that we have to call for tenders on any assets that are disposed of and this normally means the lapse of a little time before any deal can be fixed.

Yours truly,

H. F. Green
Protection Department

HFG:IF

P.S. Since writing the above, we recall that Mr. Choichi Sumi, Reg. No. 11611, Rosebery, has some glass stored at Port Alberni. There would be no objection to your making arrangements direct with him for the purchase of this and on receipt of his request, we could probably arrange shipment.

Turner Brothers Ltd.

REAL ESTATE. INSURANCE. INVESTMENTS. BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

October 17th, 1944

Real price
\$3.50

Mr. H. F. Green,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	OCT 18 1944
File No.	5959
Ans.	9/19/44
Return	Green

Dear Sir:

Re: Choichi SUMI

Referring to yours of the 2nd, we got in touch with Mr. Young who is storing the glass and he said that the glass was taken off the large greenhouse. The storage space amounts to approximately 3' by 4' wide and 8' long. We got in touch with Messrs. Lawrenson and Skipsey in Port Alberni and they advised that the wholesale price of glass is approximately \$7.00 per box. They might be interested in purchasing the glass. However, if you wish to have us look into this we would be pleased to give it our attention.

Yours very truly,

TURNER BROTHERS LIMITED

Per:

B. H. Turner
LT

RHT:JT

File No. 5959.

Port Alberni B.C.

Jan 6th 1945

Mr. H. F. Green
Protection Dept.

15/2/45

Green

Dear Sir:-

In Answer to your letter
of Dec. 29th regarding glass belonging to
Ichioichi Sumi.

I am unable to give you an estimate
of the value of this glass. but can
tell you that Mr. Sumi in a letter
written Aug 19/44 priced the glass
\$200.00. This glass was removed from
a greenhouse 40x80ft and except for
that part of it that was broken in
removal and storing all the glass
is stored here. Hoping this will
be of some help.

I remain

Yours Truly
Wm. M. Young

5959

February 15th, 1945.

Mr. Wm. M. Young,
Box 643,
Port Alberni, B. C.

Dear Sir:-

Re: Choichi SUMI

With reference to correspondence at the beginning of the year, we have now made arrangements with Mr. Burnip to remove and dispose of the glass stored in your garage. Please permit him to do so.

Turning to the question of payment for storage of this glass, we find that you have already received \$85.50 since it was first left with you. In view of the fact that the value of this glass is unlikely to reach \$200.00, we wonder whether you would consider waiving the charge at present outstanding against it. Would you be so kind as to let us have your views in this matter? You will appreciate that even as it is, the charges so far incurred will reduce the net sum to be received by the evacuee by a very considerable percentage.

Yours truly,

H. F. Green
Protection Department

HFG:IF

P. O. Box 643

Port Alberni B.C.

Feb 17th 1948

Mr. H. F. Green

Dear Sir:-

In reply to your letter
of Feb 15/48 re Lhoicki Linn and glass
stored here

I feel in regard to the question of
waiving claim for rental that I am
entitled to all monies due me in
regard to storage of glass

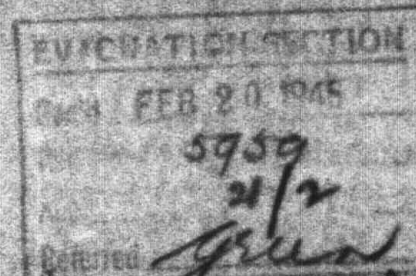
I would like to have you attend to
this before sending any one to remove
the glass.

This agreement was made with the
evacuee and I think it only fair that
it be kept.

Thanking you

I remain

Wm M. Young
(Rev E.C.W.)



5959

February 22nd, 1945.

Mr. Wm. M. Young,
P. O. Box 643,
Port Alberni, B. C.

Dear Sir:-

Re: Choichi SUMI

Your letter of February 17th has been received and considered. We see that you feel that your agreement with the evacuee should be kept but we believe that you might not wish to insist on the letter of this agreement which was made by the evacuee in the haste and confusion of removal from the Coast. Under these circumstances, we should like to suggest that you might be prepared to compromise on the question of rent to the extent perhaps of charging only one half the previous figure since the last date of payment, namely March 13th, 1944.

Whatever decision is finally arrived at, the glass must immediately be removed and disposed of. It vests in the Custodian and the Government's policy of prompt liquidation must be adhered to. The removal of the glass will not, of course, prejudice any claim you may have for its storage.

Yours truly,

H. F. Green
Protection Department

HFG:IF

February 22nd, 1945.

Mr. Wm. Burnip, K. H.,
Box 364,
Port Alberni, B. C.

Dear Sir:-

Re: Choichi SUMI

Further to ours of February 15th, we are in correspondence with Mr. Young about reduction of the outstanding storage charges on this man's glass kept in his garage. Regardless of the outcome of this correspondence, the glass should be removed as promptly as possible and disposed of in accordance with our arrangement and Mr. Young should not be allowed to delay its removal on the grounds that storage charges are outstanding. We have told him that the removal of the glass will not in any way prejudice his claim. We hope, therefore, you will be able to conclude this matter as speedily as possible.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Port Alberni B.C.
Mar. 1st 1945

Office of the Custodian
Japanese Evacuation Section
Mr. H. F. Green.

EVACUATION SECTION	
MAR 2 1945	
FILE NO.	5959
DATE	2/3/45
REMOVED	Chun

Dear Sir:

Re. Choichi Sumi.

In answer to your letter of Feb 22/45-
may I say that when arrangements were
made for the storage of the glass
Choichi Sumi arranged that the rent
was to be paid from monies received from
rent of his house. he did not consider
the fact that the value of the glass
would be consumed by the storage fees
therefor I consider that I am entitled
to the full amount of the rent due
me as arrangement with Mr. Sumi.
I can see no reason for any
compromise on this now hoping this
will suffice.

I remain

Yours Truly
L. M. Young
(Per E. C. G.)

EVACUATION SECTION
Rec'd MAR 10 1945
File No. 2959
Ans.
Referred *Beil*
Green

House #204,
Rosebery, B. C.,
March 3, 1945.

The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

You have informed me that my property known as Municipality of Alberni - Lot "A" of Lot 1, Plan 2868, except that part thereof subdivided by Plan 4501. C. of T. 22328-N has been sold.

As you are aware, I have never consented to the sale nor ratified it but have at all times and do now object to the sale of my said property. Because, however, I am in destitute circumstances, and because I am now deprived of the income from my said property which I formerly enjoyed, I have to request from you, the proceeds of the sale of the property in order to maintain myself and family but in doing so I wish it made clear that it is only being accepted under protest and without prejudice to any rights which I have or may have arising out of what I consider the wrongful sale and disposition of my property.

Yours truly,

Choichi Sumi

*11611

1459.72

5959.

May 3rd, 1945.

Mr. Gheichi SUMI,
Registration No. 11611,
House No. 204,
Rosebery, B. C.

Dear Sir:

We duly received your letter of the 3rd March and in conformity with the agreement we have with the British Columbia Security Commission, under which they are consulted regarding payments to or on behalf of residents of their Interior Housing projects, your request to have your funds remitted to you was referred to them.

The Commission referred the matter to their local representative and we have now received the following reply: "Our New Denver Welfare Manager recommends that you send \$50.00 now and \$25.00 per month beginning May 15th and on the 15th of each month thereafter."

As this reply has been somewhat delayed we are enclosing our cheque in your favour for \$75.00, being both first and second payment mentioned. Next month a remittance of \$25.00 will go forward.

Today's payment leaves a balance of \$1,369.72 at the credit of your account.

We are replying to you separately regarding the sale of your property.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

5959.

Mailed Aug. 14/47

August 8th, 1947.

REGISTERED MAIL.

Mr. Choichi SUMI,
Registration No. 11611,
96 Springhurst Avenue,
Toronto, Ontario.

Dear Sir:

Under the arrangement outlined in our letter of the 3rd May, 1945, we have been sending you a regular monthly remittance of \$25.00 from your funds with this office.

Apart from this monthly remittance your account has become inactive and as no further funds are expected to come into it we propose closing it, and for that purpose have reviewed your file, and give below a brief resume of the contents thereof for your information.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: Your Port Alberni property, consisting of a 6-room Dwelling and outhouses on a city lot on Eleventh Avenue, was one of a number of such properties purchased by The Director, Soldier Settlement & Veterans' Land Act as at January 1st, 1944. The price paid was, as advised you, \$1,425.00. A complete statement of the transaction was mailed to you on January 29th, 1945.

Personal Property: You did not declare any Chattels prior to evacuation but subsequently applied for shipment of certain articles, which were duly shipped to you. Your file further discloses that greenhouse glass, removed by you from your greenhouse and stored in a friend's garage, was sold by this office, net proceeds being credited to your account. The high monthly rental (\$3.50) you were paying for storage was eating up your equity in this material. Everything having any sale value was included in an auction sale held on January 12th, 1944. Respective auction sheet, giving particulars of prices realized and expenses incurred, was sent you with our letter of January 5th, 1945.

Life Insurance: Premiums on a Sun Life policy for \$1,000.00, declared by you, were paid from your account from time to time as requested by you. Your policy remained in your possession and did not come under our administration.

(Over)

Mr. Choichi SUMI.

Page 2.

August 8th, 1947.

Funds: There is a balance of \$703.63 standing at the credit of your account at the present time, and to enable us to close this account, as mentioned at the beginning of this letter, we are enclosing our cheque in your favour for \$703.63.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.

CLAIM ON REAL PROPERTY

Claimant: Cholehl SUNT.

File 5959.

Amount	On	Jap. Valuation	Ass. Value	VIA Appr.	Realised	Remarks
(1) \$ 650.00	Parcel of 1.18 acres of land on 11th Ave., Port Alberni	\$ 650.00	\$ 300.00	\$ 354.00		(1) This parcel of 1.18 acres of land is situated on Port Alberni's Eleventh Avenue, across the road from the school, and is all cleared with the exception of a few stumps.
(2) \$2,400.00	Buildings on above land	\$2,400.00	\$1,800.00	\$1,100.00	\$1,425.00	(2) The buildings on the above land consisted of a Dwelling (26' x 26') about 10 years old and described by VIA appraiser as being in good condition. The double greenhouse having been stripped of all glass by owner, there remained only the frame, which appraiser valued at \$150.00.
\$3,050.00	Gross Real Property total					
<u>1,425.00</u>	Acknowledged Custodian Credit					
\$1,625.00	Amount of Claim					

Vancouver, B. C., Aug. 19/48.

RJB/P.

RJB

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IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1987, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,

October 14, 1988.

IN THE MATTER OF THE CLAIM OF

CHIROKI SUMI

PROCEEDINGS AT HEARING

APPEARANCES:

M.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

M.A. BENT, ESQ., appearing for the
Claimant.

M. SMITH, ESQ., Secretary,
G.H.R. UPTON, ESQ., Official Interpreter,
A.C. VEITCH, ESQ., Official Reporter.

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

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

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

7 Q. And then you built the house in 1939 at a
8 cost of \$2500.? Is that correct?

9 A. Yes, including my labour.

10 Q. That is, including your own labour?

11 A. Yes.

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

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

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

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

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

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

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

22 A. Yes, sir.

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

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

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

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

G. Sami,
Dir. en.

1 city of Port Alberni. Is that correct?

2 A. Yes.

3 Q. You were fairly handy to the centre of
4 town?

5 A. Yes, sir.

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

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

12 Q. I see. And it was apparently a fairly large
13 building, 14 by 22? You used it as a storage
14 shed as well as a garage?

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

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

22 A. About half of the garage.

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

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

27 Q. I see. Now, Mr. Sami, I am showing to you
28 a letter dated December 20, 1945 from H. Bradley, city
29 clerk of the corporation of the city of Port Alberni,
30 addressed to Ehsaihi Sami. Did you receive that

C. Sumi,
DNR, MNR.

1 letter? A. Yes, sir.

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

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

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

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

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

21 The taxes for 1943 are paid in the amount
22 of \$51.43 and a similar amount is due for 1943."

23 (TWO LETTERS, MARKED EXHIBIT NO. 3)

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

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

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

S. S. S. S.
S. S. S.

1 was sub-divided into building lots?

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

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

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

10 Q. Next to the public school?

11 A. Yes.

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

18 A. It would be 10 years old. I started in 1939
19 and I just finished.

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

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

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

26 Q. And it was rented through Turner Brothers?

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

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

Q. Now,
1944.

1 That dear neighbour, Mr. Tomi Holmes. You say you know
2 he sold this lot for \$4200. Do you know when that was?

3 A. That was in 1944.

4 Q. Was he your next door neighbour?

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

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

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

12 Q. How do you know that?

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

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

19 A. Yes. He --

20 THE SUB-COMMISSIONER: Was he not evacuated?

21 THE WITNESS: No. He was not Japanese.

22 MR. BENT: Just the next door neighbour.

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

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

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

C. Gail,
Mr. G.

1 I could not even go over there and my brother was
2 there and I phoned to take off all the glass to store
3 some place. So, he did; he stored it in case the
4 wind and kids broke it. So, I told him to store it
5 with Mr. Young next door, Mr. William Young. He was
6 paying \$8.50 a month for rent.

7 Q. To store the glass?

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

10 Q. And the Custodian sold the glass?

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

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

16 A. No.

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

19 A. Well, around over there in the summer of
20 1961. It was about half an acre which was cultivated
21 and planted. My brother was there.

22 Q. What were they growing?

23 A. They were growing tomatoes and things.

24 Q. That is all, thank you.

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

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

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

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing here a J.P. form dated April 22, 1942. Is that your signature?

A. Yes, it is.

Q. That is your signature?

A. Yes.

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

Q. When you built this house did you use old lumber?

A. No; new lumber.

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

A. New lumber.

Q. What kind of lumber did you use?

A. Mostly Douglas fir and cedar.

Q. Is that what you call drop siding?

A. You mean siding? A shingle siding.

Q. And was the house on posts?

A. Well, there is a building inspector in the city?

A. They cannot allow posts. It was concrete.

Q. A concrete basement?

A. No basement but concrete foundation.

Q. No basement but concrete foundation?

A. No basement but concrete foundation, yes.

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

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

Q. He told you?

A. Yes.

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

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

Q. The same time? A. Yes.

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

Q. That is all, thank you.

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

I have two exhibits to file. Exhibit 7 will be
the Notice of Assessment. (\$1500. is the total.

(NOTICE OF ASSESSMENT, MARKED EXHIBIT 7D.5)

And the Real Property Summary I tender as
Exhibit 8.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT 7D.6)

That concludes the defense.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINCE DEB)

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

A. J. Whitson
"A. J. WHITSON"
Official Reporter.



I, H.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.

H.A. Miller

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DEFENCE BRIEF

Choichi SUMI, Reg. No. 11611
File 5959
Case 1128

- (1) Real Property, Vancouver Island (VLA: Lot "A" of Lot 1, Alberni District, Plan 2868, Except that part thereof subdivided by Plan 4501 - Dwelling and outbuildings on 1.18 acres in Port Alberni).

Sold for

\$3,050.00 As per amended claim (Exh. 1128-1)

\$1,425.00

Net amount of Claim:

\$1,625.00

Evidence:

Assess. (1944) - Land \$ 300.00
Imp. \$1800.00 \$2100.00

Taxes: \$ 46.80

VLA Appraisal -- Land \$ 354.00
Imp. \$1100.00 \$1454.00

Rent, per month: \$ 21.50

This property is situated on Port Alberni's 10th Avenue, across the street from the City school. Amended claim (Exh. 1128-1) lists the claimant's investment as:

\$ 450.00 cost of land (1.2 ac.) in 1938
\$2,200.00 cost of House - 1939
\$ 500.00 cost of garage (14' x 32') 1940
\$ 75.00 cost of chicken house - 1940
\$ 100.00 cost of 400' fencing - 1940
\$ 200.00 clearing and cultivating--1939-41.
\$3,525.00 total investment.

Claimant is a carpenter (Transcript p.3) and most of the labour that went into the above buildings was his own, accounting for about half (\$1000.00) the cost of the house.

VLA appraisal includes an item of \$150.00 for frame of a greenhouse (21' x 76') the glass of which had been removed and stored with a friend ("in case the wind and kids broke it" - Transcript p.8).

According to transcript of evidence taken at Toronto hearing (p.7) next door neighbour's house - which claimant helped build and declared to be: "smaller than mine and he used cheaper material than mine" - sold (1944) for \$4,500.00.

(Over)

DEFENCE BRIEF.....Page 2.

The City of Port Alberni, in a letter dated December 20th, 1943, (Exh. 1128-3) expressed a desire to purchase this property for purpose of subdividing into building lots.

Witnesses: F. G. Shears.
B. C. Wormworth)
I. T. Barnet) VLA.

\$3,050.00 Gross total.

Net amount of Claims:

\$1,625.00

\$1,425.00

VANCOUVER, B. C.
28th FEBRUARY, 1949.

RGB/P.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
F. G. Shears.	(1)	(A) DEFENCE BRIEF.
B. C. Wormworth (VLA Appr.).	(1)	(B) TRANSCRIPT.
I. T. Barnet (VLA Dist. Super.).	(1)	(C) EXHIBITS:
		(1) Exh. 1128-1 (Amended claim).
		(2) Exh. 1128-2 (VLA Appraisal).
		(3) Exh. 1128-3 (Let. 20/12/43 & 25/1/44 from City Clerk re purchase of property for subdivision.
		(4) Custodian "JP" form (25/4/42).
		(5) Assessment Notice (1944).
		(6) Custodian Real Property Summary.
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(7) Original Claim (20/11/47).
		(8) Custodian Combined Analysis (19/8/48)
		(9) Custodian Statement of Sale (29/1/45)
		(10) Cert. of Encumbrance (29/11/43).

Name of Claimant **SUMI, Goshih**Case **1128**

Custodian File

5959

<u>REAL PROPERTY</u>										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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
						1425.00	1140.00			1140.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1140.00

5979

October 31st, 1950.

Mr. Choichi SUMI,
1 Wales Avenue,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1128

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,140.00.

Cheque in your favour is enclosed for \$1,090.31
and we have paid the Co-Operative Committee .. \$ 49.69
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director