

5961

CLAYBURN

FILE NO.

EXHIBIT NO.

OCT 22 1948

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILED BY

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

PERSONAL INFORMATION

NAME: SUGIYAMA KamekichiHOME ADDRESS: Clayburn P.O. Clayburn, B. C. (Downs Rd.)REGISTRATION NUMBER 07844 SEX: male AGE: 49OCCUPATION: farmer

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

EMPLOYER: selfMARRIED? yesNAME OF WIFE OR HUSBAND: ChiyoADDRESS OF WIFE OR HUSBAND: same addressNAMES OF ANY LIVING CHILDREN: Betty (F) Mary (F)ADDRESS OF CHILDREN: sameAGE OF CHILDREN: 15 & 12 yrs.

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

1. LOCATION AND DESCRIPTION: Title #129337E (Clayburn)
West 7.50 chains of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SW quarter of Sec. 33,
Twp. 16 in the District of New Westminster, B. C. 15 acres

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed wooden frame bungalow.
1 hot house 1 barn 1 garage 1 wood shed 1 well house

3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) \$21.21 1941 paid at Mt. Lehman, B. C.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none6. OCCUPANCY AND LEASES (If vacant so state) Leased to J. T. Klassen,
as per "Farm Lease"

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberry, rhubarb, raspberry,
fruit trees, asparagus. Sold to J. T. Klassen for \$1,400. \$700 cash,
balance by cheque to be cashed 1st Sept 1942.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: see page 1
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid):
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- HOT HOUSE: Cable 15' 3 pc., 4 blocks, 50 lb. raspberry wire, 22' chain,
2 peave, 5 wedge, 2 sledge hammers, 4 crosscut saws, 6 matts,
3 shovels, 4 axes, 1 scythe, 5 cord wood, 2 cord shingle,
1500 bd. ft. of lumber, 4 barrell, 1 heater, chimney pipe,
2 stump diggers, 1 crow bar. 60 raspberry posts (outside)
- BED ROOM: 2 tool box, kitchen utensils, 1 carpet, 4 dressers, 2 beds,
2 screen doors, 20 picture frames, 3 kitchen stoves, 2 heaters,
1 gramophone.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- (1 horse: leased with farm)

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) From
J. T. Klassen as per cheque for some cups sold \$700. see page 249.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
One \$100.00 Victory Bond (1941))
Pacific Co-op Union \$1040.00 worth of shares.) In owner's possession.8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Assurance Co., Vancouver, B.C. \$1000.00
Policy #2204169 Beneficiary, wife, Chiyo. Policy in owner's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: Canadian Bank of Commerce, Mission, B.C. #3609.

LIABILITIES:

1. PERSONAL DEBTS: none2. TRADE DEBTS: none

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

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

Dated this 24th day of April 1942. K. Sugiyama
(Signature)

J. W. Williams
Witness

FOR DEPARTMENTAL USE _____

PD 16/11/42
INFORMATION FROM R.C.M.P.

Date

Sept. 7/43.

File No.

5961

11 Name

SUGIYAMA

(Surname in Block Letters)

Kamekichi

Registration No.

07844

Male ☒ Female
(check)

Age

Jan. 3, 1893

Former Address

Clayton P.O. B.C.

Date Evacuated

May 16 '42

Naturalized - Canadian-Born - National
(check)

Present Address

40 J. H. Skilde
Stelling, Alta.

Married - Single
(check)

Name of Wife

SUGIYAMA, Chieko

Name of Husband

Name of Mother

deceased

Name of Father

deceased

Names of Children under 16

Chieko (F) May 17, 1927

Haruko (F) Oct. 20, 1929

Requested by

COG

Registered with Custodian

(Yes or No)

Personal Information

Farmer

Owner of house and 15 acres
1927 Ford Car

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 5861

MUNICIPALITY:

Date: _____

NAME: SUGIYAMA, Kamekichi

REGISTRATION NO. 07844

ADDRESS: Downs Road, Clayburn

PROPERTY: Farm

ACREAGE: 15

KIND OF CROPS: Rhubarb, Raspberries, strawberries.

APPROXIMATE ACREAGE OF EACH: 1 3

HOUSE: Frame VACANT: OCCUPIED X

DESCRIPTION 1 storey ROOF: shingle

SIZE: 27 x 45 NO. OF ROOMS 5

CONDITION: Fair

OTHER BUILDINGS: Woodshed 14 x 16 poor. Bath house 10 x 15 good. Barn
and Gar. 10 x 25 poor.

NAME OF LESSEE OR RENTOR: J. J. Klassen

TERMS: \$1400. 1 year lease.

WATER: none. ON: OFF:

LIGHT: none ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Camp cooking stove
15' cable 3 pcs.
4 Blocks
50 lbs. Rasp. wire
22' chain
2 peeves
5 wedges
2 sledge hammers
4 crosscut saws
6 mattocks
3 shovels
4 axes
1 scythe
5 cord wood
2 cord shingle bolts
1500' lumber
4 BBls.
1 heater
1 horse.

Signed: _____

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MATSQUI

Date: Sept. 29th 1942

NAME: SUGIYAMA, Kamakichi

REGISTRATION NO. 07844

ADDRESS: 4033 Downes Rd. Clayburn B.C.

PROPERTY:

ACREAGE: 15 10 $\frac{1}{2}$ cleared bal. bush

KIND OF CROPS: Rhubarb

Straws

Rasps

Asps

APPROXIMATE ACREAGE OF EACH:

4 $\frac{1}{2}$

2

1

HOUSE: 1 Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 30 x 36

NO. OF ROOMS: ~~###~~ 5

CONDITION: Fair

OTHER BUILDINGS: Garage 10 x 16 fr. Barn 12 x 12 fr. Packing shed 10 x 14 pr.
Packing shed 16 x 18 gd. Bath hse 12 x 18 new. Woodshed 18 x 18 pr.
Root & pickers hse. 10 x 12 fr. Rhubarb, Pickers & storage shed 24 x 36 gd.

NAME OF LESSEE OR RENTOR: Mr. J.J. KLASSEN

Chilliwack B.C.

TERMS: \$1425. Through P.C.U.

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: Mr. Klassen was at the property when we arrived, he said that he would be living at Chilliwack intill he knew wether he would be able to renew his lease, if so he will then move on the property.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

[Signature]
[Signature]

INVENTORY OF CHATTELS BELONGING

TO

5961

SUGIYAMA, Kamakichi #07844 4033 Downe Rd. Clayburn
 which have been left in the care of Mr. J.J. KLASSEN Chilliwack B.C.

IN HOUSE (In locked room)

- .2 Chests of drawers personell belongings ✓
- .1 Gas Lamp ✓, .1 Violin in case ✓
- .10 Lbs. 1 1/2" nails, .2 Bureau, .2 Chairs ✓
- .1 Gramophone & Records, .1 Rocker ✓
- .16 Qt. sealers, .6 1/2 gal. sealers ✓
- .2 1 Gal. sealers, .1 Rake, .1 Wash board ✓
- .1 Sewing basket, .1 Carton & .1 Box Dishes ✓
- . Quantity dishes & Utensils, .1 Mirror (wall) ✓
- .1 Screen door, .1 Sledge, .1 Pipe wrench ✓
- .1 Large tool box of carpenters tools ✓
- .1 10 gal. crock, .1 Roll linoleum ✓
- . part roll tar paper, Bndl. curtain rods ✓
- .1 China cabinet & dishes, .2 Doll cribs ✓
- .4 Cartons sealed, .1 Mop (dry) ✓
- #####.1--4 gal, .1--2 gal. crocks ✓
- .1 Stool, .1--30x 3 1/2 tire tube & rim ✓
- .1 Box. sealed, .1 Small table ✓
- .1 Soap dish, .1 Shoe shine stand ✓
- . Part roll Bldg. paper, .1 small vice ✓
- .1 Folding ironing board ✓
- .1 Small lantern ✓
- .2 Heaters, .1 bed complete ✓
- .6 Kitchen chairs ✓
- .2 Small home made tables ✓
- . Kitchen tables (1 home made) ✓
- . Lamp, .1 Bed spring ✓
- .1 Kitchen cupboard ✓
- . Linoleum on 1 floor ✓
- .1 Cook stove, .1 Book shelf ✓
- .4 Potatoe diggers, .4 Hoes ✓
- .5 Sickles, .1 Platform scale ✓

RHUBARB, STOREHOUSE & PICKERS HSE.

- .1 Scythe ✓, .4 Wood barrels ✓
- .2 Ladders, app. 70 barrie trays ✓
- .3 Home made tables, .2 Benches ✓
- .4 Xcut saws, .1 Grind stone ✓
- .1 3/4" cable chocker, .3 Axes ✓
- . App. 50 lbs. Raspberrie wire ✓
- . Large amount 1/2" cable, .1 Sledge ✓
- .1 Xcut saw handle, .1 Pickeroom ✓
- .4 Mattocks, .2 Sickles ✓
- .1 Logging chain, .4 Steal blocks ✓
- .1--1 Mattock, .1 Big muck hoe ✓
- .2 Shovels, .2 Broken peevays ✓
- .1 Wooden block, .2 Pulleys ✓
- .1 Barrel furnace, .7 Wedges ✓
- . A few stove pipes ✓
- .1 Doz. bundles shakes ✓
- .1 Stump digger, .1 1/2 cords wood ✓
- .1 1/2 cords shingle bolts ✓
- .1000! rough lumber ✓

Bath Hse.

.1 Well Pump ✓

.1 Milk can ✓

.1 Wheelbarrow ✓

Woodshed

.1 CART (dump) ✓

.1 Axe ✓

Root & Pickers hse

.1 Small cook stove ✓

.2 Hand sleighs ✓

.1 Table (home made) ✓

Stable

.1 Plough ✓

.1 Hay & .1 manure fork ✓

.1 Horse & harness ✓

Packers shed

.70 barrie trays ✓

OUTSIDE

.1 Spring tooth cultivator & .1 Horse cltr ✓

.1 Stone boat, 60 Raspberrie posts ✓

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

SIGNED

J. J. Klassen

Witness Office
 of Custodian

S. J. Klassen

Report made by S. J. Klassen re this farm. Sept. 29, 1942. B.M.

5961

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

SUGIYAMA.K. of Clayburn

and

John J.Klassen.

- ✓ I Horse
- ✓ I Plough
- ✓ I Cultivator (spring)
- I Cultivator (spike)
- ✓ I Buggy (2 wheel)
- 4 Hoes
- 4 Hooks
- 6 Scythes (small)
- ✓ I Scale
- I Hay fork
- I Manure fork
- ✓ 2 Kitchen stoves
- 2 Heater stoves
- I Grind stone
- I Wheel barrow
- I Sleigh

The above signed by both parties

Mr.Campbell's File No.508

REPORT

May 13th. 1943

5761

Re. Recheck of chattels belonging to: SUGIYAMA, Kamakichi #07844

Missing: 1 10 gal. crock
 1 Sml. Vice
 2 Spud diggers
 3 Hoes
 1 Scythe
 1 Gal. jug
 6 Lengths of stove pipe

x } Items included in the lease

Shipped to Japanese : 1 Carton of Sealers
 10 Extra sealers.

It seems that when this property was broken into there was more of a mess made than articles stolen. Mr. Klassen said that all the chattels stored in the locked room were strewn about the rooms etc.

Signed

[Signature]

Noted

*Discuss with W.S.A.
 How far tenant responsible?
 What compensation to be claimed?*

896-P
BC-2790A

Farm Appraisal Report

File No. JL 230

Land Description W. 7 $\frac{1}{2}$ chains of E $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 33, Tp. 16.

Containing 15 Acres

Owner's Name SUGIYAMA, K. Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn Distance 1 $\frac{1}{2}$ miles

Market Town Abbotsford Distance 2 $\frac{1}{2}$ miles

Church (give denomination) Various at Abbotsford Distance 2 $\frac{1}{2}$ miles

Nearest School Abbotsford Distance 2 $\frac{1}{2}$ miles

State how property was identified: Map and recent resurvey.

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

Is on Downes Road, gravelled to Clayburn at hard surfaced highway.

Is this district a good one? Yes.

Employment opportunity Local in berry and hop seasons, remote in mills and logging.

Predominating Nationality and religion: British, none predominating.

Describe Fencing and its condition: Joint fences on east & west, good Value \$ inc. in land

Water supply: Good well, cemented over. Housed in wash house, Value \$ inc. in land lever pump.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14x30	lumber	9 studs	shgl	old	posts	good	800.00
add'n	18x20	"	7	"	"	"	"	
add'n	8x20	"	6	"	"	"	"	
veranda	8x8	"	7	"	"	"	"	
Well house	14x20	"	8	shk	new	blks	"	80.00
shelter	18x18	roof only	"	"	old	posts	fair	20.00
Shed	10x12	walls shgl	9	"	"	blks	"	30.00
hse	18x42	lumber	9	"	"	"	"	250.00
in Pick Rm.	9x15	"	6	"	"	"	"	
Pckg. Shed	9x27	walls only	6	"	"	"	"	
x (Note: This building has pickers' quarters upstairs)								
Garage	10x18	lumber	8	shk	old	blks	poor	25.00
Add'n Stable	10x14	"	7	"	"	"	"	
Packing Shed	14x20	"	7	"	new	"	good	40.00

Total present day value \$1245.00

Total Value Buildings add to farm \$1000.00

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

Describe the basement and chimneys: Rhubarb dug-out. Roof jack only.

No. rooms downstairs? 5 Upstairs? - How finished V-joint.

Are buildings painted? No Condition of paint

Distance from nearest bush 400 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
13.3	rolling	15" loam	edy. clay	strawberries, rasp- berries, rye, rhubarb asparagus, potatoes all in fair shape	60.00	798.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.7	rolling	15" loam	edy. clay	stumps, very light scrub	60.00	30.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 849.00Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1849.00

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

Fully occupied until owner evacuated. Now leased to one J.J. Klassen
for this year's crop. Tillage good just now.

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

Fruit or mixed farming.

Noxious weeds:

Canada Thistle.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Mun. & School \$21.76
Matequi Municipality
Mt. LehmanDate: 6th June, 1942.
Place: ABBOTSFORD, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 4th day of June, 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

JL 230 - Sugiyana, K.

Remarks: A readjustment of boundaries of this and adjoining parcels has caused all fields to be diagonal to about 10 degrees, and there has been no attempt to square them, making cultivation a little awkward.

The existing stumps are no great impediment to cultivation.

The ryz stumps were apparently intended for plowing down for fertilization, but are rather late for that now.

(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

24 varied fruit trees do not add to the farm value.

Existing crops are:-

Strawberries	4.7	ac.
Raspberries	1.5	ac.
Minibars	2.	ac.
Asparagus	0.8	ac.
Eye	2.2	ac.
Potatoes	0.2	ac.

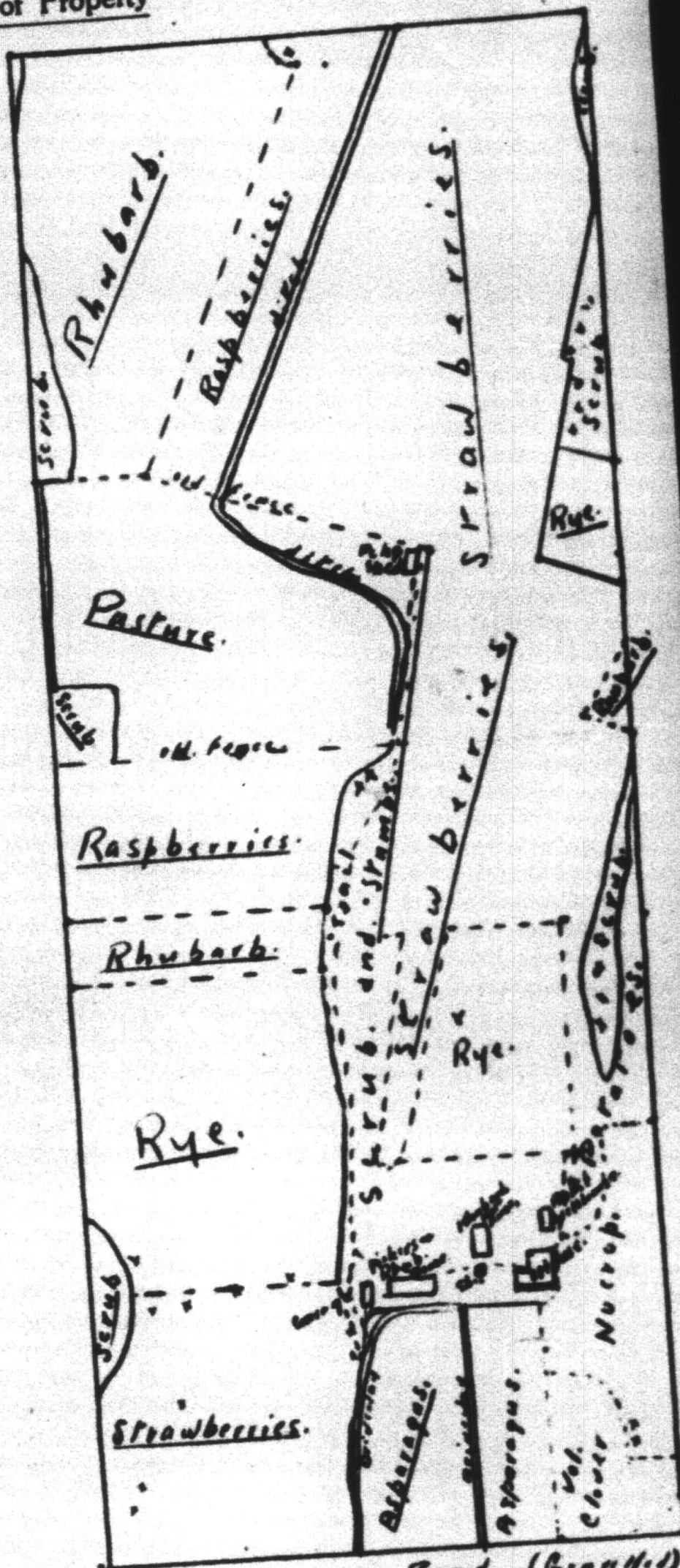
Total \$

Amount fruit trees add to value of farm \$ 211

Diagram of Property

K. Sugiyama.
West 7.52 chains of E 1/4
of S 1/4 of SW 1/4 Sec 33, Tp. 16.
Conts 15 acres.
Sketch in L.R. Office

Scale 2 ch. to 1 inch



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

value is \$ 1800.00

Date 10th June, 1942.

"I.T. BARNET"
District Superintendent.

REAL PROPERTY SUMMARY

EXHIBIT No. 11-1-10

DATE OCT 22 1948

FILLED BY

File 4961

V.L.A. B.C. 396-P

JAPANESE NAME: Kamekichi SUGIYAMA - - Reg. No. 07844.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: No. 4033 Downs Road, Clayburn, B. C.

LEGAL DESCRIPTION: The West 7.5 chains of the East half of the South half of the South West quarter of Section 33, Twp. 16, Municipality of Matsqui, N.W.D.

TITLE: In the name of Kamekichi SUGIYAMA.

ENCUMBRANCE: Vesting in the Custodian No. 24512, 20th August 1942.

ASSESSED VALUE: 15 acres 1942.
Land \$300.00
Improvements \$1300.00 Total \$1600.00, Taxes \$21.76.

CLASSIFICATION: Berry farm and dwelling. Custodian's representative reported crop of 1 acre rhubarb, 1 acre raspberries, 3 acres strawberries, with 1 storey frame house 27 x 45, 5 rooms, fair condition, woodshed 14 x 16 poor, bath house 10 x 15, good, barn and garage 10 x 25 good. Premises occupied under lease.

HISTORY OF ADMINISTRATION: Property under lease from owner to J.J. Klassen from 1st April 1942 for term of 10 months. The crop was sold with the lease. The consideration for lease and crop \$1425.00 paid. This lease was extended to September 30th, 1943 for a rental of \$200.00 paid. Lease included farm buildings. On a claim for misrepresentation of area, an allowance of \$172.20 was made in the rental.

SOLD: To The Director, The Veterans' Land Act for \$1816.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kamekichi SUGIYAMA - Purchase price \$1816.00 (plus receipts for rhubarb \$36.85), 1943 rent \$200.00, total \$2052.85, less debits of \$99.05 paid for fertilizer, taxes \$24.96, allowance for misrepresentation \$172.20, rental allowed The Director, The Veterans' Land Act \$200.00, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total debits \$515.21. Net amount released \$1537.64. 177 ✓

TITLE: Included in No. 169081-E, and payment made to Custodian by cheque dated 7th March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED November 2nd, 1945.

J. J. Klassen

File No. 5961

EXHIBIT No. 116-11

DATE Oct 22 1948

FILLED BY 16 A. B. Porter

July 20, 1948.

REAL PROPERTY MEMORANDUM

Re: Kamekiohi SUGIYAMA

Registration No. 07844

This is a Veterans' Land Act transaction. (first offer.)

One Property only included, being:

The West 7.5 chains of the East half of the South half of the South West quarter of Section 33, Twp. 16, Municipality of Matsqui, N.W.D.

Address: No. 4033 Downs Road, Clayburn, B.C.

<u>Claimed Value:</u>	Land	\$3600.00	
	Improvements	\$1995.00	
	Crops on Land	\$1250.00	- Sold by Japanese to his tenant prior to evacuation - see JP Form.
	Total	\$6845.00	

<u>Assessed Value: (1942)</u>	Land	\$ 300.00
	Improvements	\$1300.00
	Total	\$1600.00

Appraised Value - Farm Appraisal Report of Soldier Settlement Board (on file)

	Land	\$ 849.00
	Improvements	\$1000.00
	Total	\$1849.00

Sold: With the approval of the Advisory Committee to the Director, Veterans' Land Act for \$1816.00 as at 1st January, 1943. Certificate of Encumbrance \$1.00, Registration fee \$3.00, legal fee \$15.00 - net amount realized \$1772.04.

B. Mac Askill

EXHIBIT No. _____
 DATE Oct. 22/48
 FILED BY R.A. Best

FARM LEASE

THIS INDENTURE made in duplicate the 16th day of April A.D., 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

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

Of the First Part

- and -

J.J. Klassen of Chilliwack
 in the Province of British Columbia
 Farmer
 (hereinafter called the Lessee)

Of the Second Part

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

Part East half of South half South West quarter Section Thirty-three
 (33) Township Sixteen (16) containing Fifteen acres more or less

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

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

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of Ten months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended;

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Fourteen hundred and twenty-five Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will leave the premises in good repair;

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

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

Four and one quarters (4 $\frac{1}{4}$) acres of strawberries
 Two (2) acres of rhubarb
 Two (2) acres of raspberries
 One (1) acre of asparagus
 Some fruit trees

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

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respect carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

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

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

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

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

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

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

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

Signed, Sealed and Delivered by
KAMEKICHI SUGIYAMA AND J. J. KLASSEN
in the presence of
"M. M. Fletcher"

"K. Sugiyama"

SEAL

"John J. Klassen"

SEAL

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:

1. That I was personally present and did see KAMEKICHI SUGIYAMA and J.J.KLASSEN the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this Sixteenth day of April A.D. 1942.

"M. M. Fletcher"

"J. M. Campbell"
A Commissioner for taking affidavits
within British Columbia.

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

February 7, 1949.

[Signature]

FILE # 5961

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Kamekichi SUGIYAMA

to

J. J. Klassen

Acreege adjustment 1.60 - \$246.00

Suggested Settlement on 70% basis \$172.20

*Settled
R.D. 18-*

PERSONAL PROPERTY SUMMARY

File No. 5961

9th November, 1945

Re: SUGIYAMA, Kamekichi - Reg.No.07844.

CHATELS: The attached schedule and summary shows that the chattels on this file were well accounted for in liquidation. Net proceeds derived and credited to the account were \$168.72.

SPECIFIED ARTICLES: A camera and a mantel radio were in custody with the Custodian as shown on the attached brown-edged summary. The radio was released to SUGIYAMA through the B. C. Security Commission on August 9th, 1943 and the camera was likewise released on May 4th, 1943. Storage and insurance charges of \$1.00 covering the radio were charged to his account here.

Although not declared to the Custodian the above Japanese left his 1941 truck with the Pacific Co-operative Union. It was released by the Custodian and sold by the P.C.U. for an appraisal price of \$701.97. These funds were remitted to this office and credited to the account. An appraisal fee of \$4.00 was paid from this account. A Summary is attached.

LIVESTOCK: The horse, declared on the J.P. form as leased with the farm, was sold at auction and included in the results as shown.

ACCOUNTS RECEIVABLE: The above Japanese declared a \$700.00 cheque owing him by the lessee of his property. This was a Pacific Co-operative Union post-dated cheque held by him which after numerous letters he forwarded to this office. This office arranged collection and the funds were credited to the account on November 20th, 1943.

A credit balance of \$3.00 at the P.C.U. was forwarded to this office and credited on November 9th, 1942.

BONDS AND INVESTMENTS: The above Japanese declared a \$100.00 1941 Victory Bond. This was not brought under control by the Custodian. He also declared himself to have a share interest of \$1040.00 in the P.C.U. According to their records his interest was as follows: \$640.00 in Unredeemable Shares and the following in Redeemable Shares:

\$40.00 1937 Shares	{	Shares rec'd, redeemed at par	March 19, 1943)	
\$50.00 1938 Shares				" " " " " June 21, 1944)
\$90.00 1939 Shares				" " " " " March 22, 1945)
\$30.00 1940 Shares	(Shares rec'd.)			
\$180.00 1941 Shares				

The 1940 and 1941 Shares should be redeemed early in 1946 and 1947 respectively.

Interest on the P.C.U. Shares has been received at this office from time to time and credited to SUGIYAMA's account totalling \$15.08.

SUGIYAMA was also the holder of a United Farmers Co-operative Union \$10.00 Share. This share was sent to this office and was sold for \$65.00. This amount was credited to his account together with \$2.40 which was total of interest on same paid into this office from time to time.

LIFE INSURANCE: The above Japanese declared a Sun Life Insurance policy for \$1000.00 as being in his possession. This was not brought under control by the Custodian but at his request a premium of \$132.40 was paid on January 8th, 1943 covering this policy and that of his stepson, Yoshio SUGIMURA, whose File number is 5960.

SAFETY DEPOSIT BOX: Although the Japanese declared a Safety Deposit Box at the Bank of Commerce at Mission, B. C. it was not brought under control by the Custodian.

This file reveals no further Personal Property interest.

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

Dated: November 9th, 1945
WEA:EH

W. E. Luman

1162 - 11

Oct. 22/48

NAME: SUOKYAMA, KanakichiDATE: Oct. 22/48
FILED BY: K. A. ChristieREGISTRATION No. 97844FILE NO. 5961

The following chattels were sold by public

auction at Abbotsford, B.C. on May 17th, 1944.

Harness	1.50 ✓
Bridle	1.00 ✓
Traces	1.00 ✓
Cable & Choker	1.75 ✓
Grindstone	1.75 ✓
Barrel	.50 ✓
Grindstone	1.00 ✓
Rock	2.75 ✓
3 Chairs	1.00 ✓
Blinds	1.20 ✓
Sundries	.50 ✓
Carpet	2.00 ✓
Junk	.50 ✓
Basket, etc.	.50 ✓
Clothes Drier	.50 ✓
Scale	10.00 ✓
Mattress	.50 ✓
Violin	8.00 ✓
Books	.50 ✓
Trays	.50 ✓
Trays	.70 ✓
Sundries	.25 ✓
Glasses	2.70 ✓
Sundries	.25 ✓
Dumbbells	.50 ✓
Baskets, etc.	1.00 ✓
Lamp	2.00 ✓
Gas Lamp	2.00 ✓

Total to be carried forward

\$ 46.35

~~Balance forward~~

\$

~~Balance forward~~

\$

~~Balance of collection - Staff - Present.~~~~Balance of collection - Staff - Present.~~~~Balance~~

NAME: SUGIYAMA, Kanekichi

REGISTRATION No. 97844

FILE NO. 5961

The following chattels were sold by public

auction at Abbotsford, B. C. on May 17th, 1944.

	Brought Forward	\$ 46.35
Books		1.00 F
Sundries		.25 M
Sundries		1.00 M
Sundries		.35 M
Picture & frames		.50 F
Pens, etc.		.50 F
Tools		1.00 T
Tools		1.50 T
Shelves		.25 F
Junk		1.25 M
Dresser		5.00 F
Dresser		5.50 F
Tools		.25 T
Tool Box, etc.		1.50 T
Iron Head, etc.		.50 T
Chest of Drawers		3.00 F
Chest of drawers		5.00 F
China Cabinet		4.75 F
Cook Stove		7.00 F
Bowls		1.10 F
Bundle Scythes		1.00 T
Tools		.35 T
Dishes		.75 F
4 Saws- 1		.25 T
2		.50 T
2		.50 T
Crock		1.50 F

Total to be carried forward

\$ 92.40

~~Expenses~~

\$

~~Expenses~~

\$

~~Number of Custodian Staff Present.~~

~~Number of Auctioneering List No.~~

~~Remarks~~

NAME: SUGIYAMA, Kanekichi

REGISTRATION No. 57244

FILE NO. 5943

The following chattels were sold by public

auction at Abbotsford, B. C. on May 17th, 1944.

	Brought Forward	
Crock		\$ 92.40
Congoleum		.50 F
Tub & Contents		4.50 F
Basket & Pans		.25 M
Shut Off Float		.35 F
Junk		1.10 M
Basket & Contents		3.75 M
Congoleum		.85 M
Saw		13.50
Crow Bar		1.00 T
Hammer & hooks		.75 T
Tools		1.00 T
Tools		1.00 T
Tools		1.00 T
Blasting Tools & Heater		.50 T
Heater		1.00 T
Gramophone		.75 F
Stove		2.25 F
2 Ladders		3.00 ✓
Old Chair		.50 F
Dishes		.25 F
10 Carriers at 5¢ each		1.25 F
Old Bed & Spring		3.50 (Bing Trays)
Spring Only		1.00 F
Wheel Barrow		.50 F
Table		3.00 T
		.50 F

Total to be carried forward

\$199.95

~~Balance Forward:~~

\$

~~Net Proceeds Credited:~~

\$

~~Amount of Auctioneer's Fee:~~

~~Amount of Auctioneer's Commission:~~

~~Balance:~~

NAME: SUOTYANA, KennethREGISTRATION No. 97844FILE NO. 9961

The following chattels were sold by public
 auction at Abbotsford, B. C. on May 17th, 1944.

	Brought Forward	
Books	139.95	
Old Trailer less 1 tire	.25	F
Long K. Table	7.50	✓
1 H. Plough	3.00	F
Strawberry Cultivator	10.00	✓
Old Work Horse	15.00	
	25.00	✓

Total	Auctioneer's Fee: 20.07	\$ 200.70
Less Expenses:	Advertising 5.48	
	Movings 14.50	\$ 40.05
Net Proceeds Credited:		\$ 160.65

Members of Custodian Staff Present. Mr. CarlsonExtracted from Auctioneering List No. Abbotsford 6.

Remarks:

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

Feb. 9/49

J.M.

File No. _____

Date Jan 2nd 44

SUMMARY

Name: YUCIYAMA, Kamekichi # 07847

Address: 4033 Down Rd Clayburn.

(1) - We have today moved to auction room at Albion effects as per enclosed list at a total cost of \$19.15 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at nil where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ nil for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

The tenant gave us the following explanation: _____

I HAVE TO-DAY EXAMINED THE UNDERMENTIONED ARTICLES,
AND FIND THEM TO BE VALUELESS, AND SHOULD BE ABANDONED.

- 3 Wooden Barrells damaged
- 70 Old berry trays (app)
- 2 H.M. Benches
- 1 H.M. Old damaged Stoneboat
- Large Quantity Raspberry posts used & rotten
- 4 K. Charis broken etc.
- 1 Old Folding ironing board, broken up
- 1 Old Tire used on berry cart & sold as same, rotten
- 1 Screen door, nailed to house
- 1 Barrell furnace rusted and holes
- 1 1/2 Cords old shingle bolts
- Quantity of used fuel etc.
- App. 1000' of lumber used on property

Charles

NAME SUGIYAMA, Kanekichi

REGISTRATION NO. 07844

FILE NO. 5961

The following chattels were sold by public
auction at Abbotsford, B.C. on 28/6/44.

1 Cultivator

\$ 12.00 ✓

Total

Less Expenses: (Auctioneer's Fee: 12.00
(Advertising: 0.56
(Movings: 2.17

\$ 12.00

\$ 3.93

Net Proceeds Credited:

\$ 8.07

Members of Custodian Staff Present. Mr. Anderson

Extracted from Auctioneering List No. Abbotsford B.

Remarks.

CHattel SUMMARy

File No. 5961

9th November, 1945

Re: SUGIYAMA, Kamekichi - Reg.No. 07844.

The above Japanese declared a quantity of chattels to the Custodian and leased additional ones to the tenant. These are shown on the attached schedule.

Our field crew inventoried the chattels on the property on September 29th, 1942. The inventory, which agreed quite well with those declared and leased, was sent to SUGIYAMA for verification. It was returned to this office signed on November 1st, 1943, acknowledging that this inventory showed all the chattels left in the Protected Area.

On April 29th, 1943 the lessee of the property reported to this office that the premises had been broken into and everything strewn around. Our fieldmen re-checked the property and found only a small quantity of chattels missing and those were of low value. The tenant at that time informed our men that he had shipped sealers belonging to the Japanese to them.

On July 28th, 1943, SUGIYAMA wrote to the tenant giving the two cribs in return for the expense of shipping the sealers and also requesting a number of articles sent to him. The letter was brought into this office and is on file. The Japanese was written to by this office asking him to apply for the goods through the B. C. Security Commission. Nothing further was heard in this connection.

All saleable articles were removed to auction and sold on May 17th, 1944, from which sale the net proceeds derived were \$168.72. Itemized auction results are on file. Items sold are shown on the attached schedule together with those abandoned on the property owing to breakage or deterioration and which were not worth the handling charges to remove them from the property.

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

Dated: November 9th, 1945
WEA:EH

WEA
.....

CHattel SCHEDULE

File No. 5961

9th November, 1945

Re: SUGIYAMA, Kamekichi - Reg.No. 07844.

Registered: April 24, 1942

Evacuated: May 6, 1942.

<u>Declared</u>	<u>Included in lease.</u>	<u>Inventoried Sept.29/42</u>	<u>Auctioned</u>
3 pc. cable		2	x
4 blocks		x	x
50# Raspberry wire		x	x
pc. chain		x	x
2 peevies		x broken	x
5 wedges		x	x
2 sledge hammers		x	x
4 X cut saws		x	x
6 mattocks		5	x
3 shovels		2	x
4 axes		4	1 head axe
scythe		x	Stolen
5 cords wood		1 1/2 cords	Not worth handling.
		1 1/2 cds.sh.bolts " " "	
2 cds. shingles		6 bundles shakes	
1500' lumber		1000' rough(Used for repairs on property.)	
4 bbls.		x	1 (3 damaged and abandoned.)
heater			
stove pipe		x	stolen
2 stump diggers		1	x
crow bar			x
60 raspberry posts		x	rotten
2 tool boxes		1	1
kitchen utensils		x	pt.
carpet		x	x
4 dressers		2 bureaus	2
		2 chest of drawers	2
2 beds		1	1
			mattress
2 screen doors		1	1
20 picture frames			1
3 kitchen stoves	2	2	Sold as sundries
2 heaters	2	x	2
gramophone		x	x
horse	x	x	x
			Harness-May17th
Plow		x	x
Spring cultivator		x	x
Spike cultivator		x	x
2 wheeled buggy		x	x
4 hoes		x	x
4 hooks		x	x
6 sickles		7x	x
scale		x	x
			stolen

File No. 5961

CHATTEL SCHEDULE
(cont.)

<u>Declared</u>	<u>Included in lease</u>	<u>Inventoried Sept. 29/42</u>	<u>Auctioned</u>	
	Hay fork	x	x	
	Manure fork	x	x	
	Grindstone	x	2	
	Wheelbarrow	x	x	
	Sleigh	2	1	
	Gas lamp		x	
	Violin		x	
	10# nails			Missing
	8 chairs		4	4 Broken
	Rocker		x	
	Sealers			Shipped by tenant.
	Rake		x	
	Washboard			Broken
	Basket		x	
	Carton			Dishes & Sundries
	Box of dishes		x	
	Mirror		x	
	Pipe wrench		x	
	10 gal. crock			Stolen
	China cabinet		x	
	2 Cribs			Given by Japanese to tenant July 28/43
	4 cartons			Dishes & Sundries
	Mop		x	
	2 Crocks		2	
	Stool			Homemade-abandoned.
	Tube			Rotten
	1 box			Dishes & Sundries
	3 small tables			Homemade-abandoned.
	small vice			Stolen
	Ironing board			Broken
	Lantern			Broken
	2 Kitchen tables		x	
	2 Lamps		x	
	1 Spring		x	
	Kitchen cupboard			Fixture-abandoned.
	Bookshelf		x	
	2 ladders		x	
	pickeroom		x	
	Well pump			Fixture-abandoned.
	Milk can			Rusted-abandoned.
	Congoleum		2	

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

Dated: November 9th, 1945
WEA:EH

WE L...

File No. _____

Date June 2nd 44

SUMMARY

Name: SHOYAMA, Kazukichi 407844

Address: 4033 Downes Rd., Clayburn.

(1) - We have today moved to auction room at Abbottsford effects as per enclosed list at a total cost of \$19.50 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at nil where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ nil for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

nil

The tenant gave us the following explanations: _____

Completed in Triplicate.

Original Copy

VACUATION SECTION

Date JAN. 12 1943

File No.

Ans.

Referred

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address c/o J.H. Wilde,

Date Jan. 6/423

Welling, Alberta.

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

I, Richi SASAKI, Police Registration No. 12915

hereby request you to release to me the under-noted property
stored at Pacific Co-Operative Union, Mission City, B.C.

in possession of _____

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

Description of Property:

Ford Light Del. Model 2810 Engine No. P1805, Registration No. 202356

Original Address Matsqui (Craven)

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 6, 1942

Number in Family - 12 years and over 7

Number in Family - 5 to 11 years old Nil

Number in Family - under 5 Nil

TOTAL NUMBER IN FAMILY 7

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

R. Sasaki
Claimant Signs Here

Completed in triplicate

Original Copy

EVACUATION SECTION	
Rec'd	JAN 12 1943
File No.	
Ans.	
Referred	
G-165-A	

BRITISH COLUMBIA SECURITY COMMISSION.
CUSTODIAN RELEASE FORM

Address c/o Mr. J.H. Wilde
Welling, Alberta.

Date Jan. 6, 1943.

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

I, Kamekichi SUGIYAMA, Police Registration No. 07844
hereby request you to release to me the under-noted property
stored at Pacific Co-Operative Union, Mission City, B.C.
in possession of _____
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

Ford Light Del. Model 1811 Engine No. 2B5577 Reg. No. 225468

Original Address Clayburn, B.C. (Craven)

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 6, 1942

Number in Family - 12 years and over 5

Number in Family - 5 to 11 years old Nil

Number in Family - under 5 Nil

TOTAL NUMBER IN FAMILY 5

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

K. Sugiyama
Claimant Signs Here

MEMORANDUM

July 22, 1943.

To: File 5961

From: Mr. Gibson

Re: Fire Insurance
Kamekichi SUGIYAMA (Mr.)

The above named leased his property described as E. 1/2 of S. 1/2 of S.W. 1/4 Sec. 33, Twp. 16, located on Downs Road, in the Municipality of Matsqui, B. C. to Mr. J. J. Klassen.

According to the J. P. Form he was not in the habit of carrying fire insurance on the buildings which include Dwelling, Bathhouse, Barn, Garage, Woodshed and Wellhouse which are assessed by the Municipality at \$1,300.00.

Normally we would contact the owner to ascertain if he should desire now to place fire insurance, but owing to the change-over of this property to the S. S. B. we do not propose at this time to do anything in connection with the fire insurance coverage.

GNG:JS

December 5th, 1945.

MEMORANDUM

To: Mr. Anderson,

From: Ian Macpherson.

In the preparation of Real Estate Summaries, so far as yet made, the History of Administration shows the various transactions and where these involve monies they have been noted. The statement of funds to be released has been compiled from ledger entries concerning real estate as follows, as for example on File 5961:

Released to the credit of Kawakichi BUGIYAMA	
Credits - Sale Price \$1816.00, rent for	
1943, \$200.00, sale of rhubarb \$36.05 - \$2052.05	
Debits - Taxes \$43.96, fertilizer \$99.05	
rent 1943 to The Director, The Veterans' Land	
Act \$200.00, allowed for misrepresentation \$172.20	
Certificate of Encumbrance \$1.00, registration fee	
\$3.00, legal fee \$15.00.	
Net amount released	\$534.21
	<u>\$1517.84.</u>

As I understand it you want the statement in the form of a Capital Account in this manner:

Credit - Sale price of land, \$1816.00	\$1816.00
Debit - Taxes \$43.96, C. of E. \$1.00	
registration fee \$3.00, legal fee \$15.00	62.96
Net amount released	<u>\$1753.04</u>

If Capital account statement is desired separately there should be also a statement of Operating account as shown by ledger -

Debit - Taxes \$43.96, fertilizer \$99.05, rent	
allowed The Director, The Veterans' Land Act	
\$200.00, reduction of rent 1942 \$172.20	\$515.21
Credit - Sale of rhubarb \$36.05, rent for	
1943 \$200.00	236.05
Operating loss	<u>\$279.16.</u>

Obviously this loss would have to be paid out of Capital before the net amount to be released is ascertained and the Capital account would show:

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

No. 688

HEADQUARTERS File No.

SUB DIV'N. & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. C.I.B.

DATE April 27th. 1943

Re:

SUGIYAMA Kamekichi, Welling, Alt.

(Name of File)

On

March 10th. 1942

(Date)

F.R. Jefferson, Cst.

(Member's Name)

Came into possession of the following described goods by

Voluntary surrender

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1.		Brownie Box Camera.
	1.		V.F. Camera Model B.

J.R. 07844 9.1. # 5961

REMARKS: Handed over to the B.C. Security Commission.

(State briefly disposition)

DATE May 4th. 1943

SOD

(Signature of Recipient or Witness)

E. DeBrisay

CERTIFIED CORRECT



(Signature of Member)

F.R. Jefferson. #10559.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Form 2

No. 688

HEADQUARTERS File No.

SUB/DIV'N. & File No. VANCOUVER

DIVISION & File No.

DETACHMENT & File No. C.I.B.

(J.R. 07044)

DATE August 9th 1943

Re:

Kazukiichi SUZUKI, c/o Mr. AUGUST J. H. WILCOX, Raymond, Alta.

On

March 10th 1942

F.R. Jeffers, Cst.

Came into possession of the following described goods by

Handed over by R.C.M. Police, Abbotsford, B.C.

No. of Exhib.	No. of Packages	Cap. of Box	DESCRIPTION OF EXHIBITS
Item 1.	1.		Westinghouse 4 tube rental radio. #. A94472.

REMARKS: Handed over to the B.C. Security Commission.

(State briefly disposition)

DATE Aug 9 1943

CERTIFIED CORRECT

B.C. Security Commission.

F.R. Jeffers

SPECIFIED ARTICLES SUMMARY

MEMORANDUM

July 31, 1943

To: File 5961 *A Matsui*
From: Specified Articles Department

Re: SUGIYAMA, Kamekichi - Reg. 07844

<u>ARTICLE</u>		<u>DESCRIPTION</u>	<u>APPRaised VALUE</u>
CAMERA	xx	Brownie Box	\$1.75
		V.P. Camera Model B.	3.75
RADIO	x	Westinghouse 4 tube Mantel Radio Model 471B. Serial No. A93472. Battery Set.	10.00

x Released to owner, *via B.C.S.C. 7/8/43*

xx Released to B. C. Security Commission May 4/43.

November 9th, 1945

Insurance and storage charges on the radio amounting to \$1.00 were charged to his account here.

This file reveals no other restricted Specified Articles other than the truck shown on separate summary.

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

LF

Dated: November 9th, 1945
WEA:EH

W.E. Lander

SPECIFIED ARTICLES SUMMARY

MEMORANDUM

To: File 5961

January 10, 1944.

From: Specified Articles Department

RE: SUGIYAMA, Kamekichi - Reg. 07844

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1941 Ford Light Delivery No. T160 License No. (42) CU 754	\$701.97

This truck was released to the Pacific Co-operative Union on April 30, 1942. This truck was sold later by the Pacific Co-operative Union for \$709.97 and this money has been credited to the account of the above Japanese.

Parker

November 9th, 1945

A \$4.00 appraisal fee was charged to the account here.

This file reveals no other restricted Specified Articles other than the radio and camera shown on a separate summary.

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

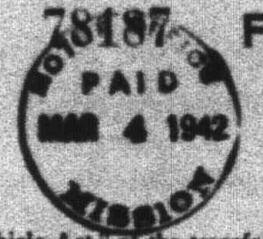
Dated: November 9th, 1945
WEA:EH

W. E. ...

To be handed to the applicant.

Licence No. CU 754 PROVINCE OF BRITISH COLUMBIA.
Year 19 42 "MOTOR-VEHICLE ACT."

Revenue
Receipt No.



TRANSFER OF LICENCE FOR MOTOR-VEHICLE.

THIS IS TO CERTIFY THAT, notice having been filed with me pursuant to the provisions of the "Motor-vehicle Act" of the transfer of the motor-vehicle registered under Motor-vehicle Licence No. CU 754 from Kamekichi Sugiyama of Dawson Rd Clayburn B.C. as vendor, to Pacific Co Op Union of Mississauga B.C. as purchaser, and the prescribed transfer fee of seventy-five cents having been paid to me, the said licence is hereby transferred to the said purchaser of the motor-vehicle.

COMMISSIONER OF PROVINCIAL POLICE.

Dated this 4 day of March Per J. A. Renner
(Signature of issuing official.)
19 42 at Mississauga B.C. Official position B.C.P.

COPY

Appraisal made March 12, 1943

EXHIBIT No. 116 - 1A

DATE OCT 22 1943

FILLED BY K. A. b. h. m. l. e.

File #5961

MCDERMOTT MOTORS LIMITED. APPRAISAL

K. SUGIYAMA - T-160	\$675.00
Less repairs	22.00
	<hr/>
	\$653.00
	<hr/>

ROYAL CANADIAN MOUNTED POLICE

Detachment

Station No.

T 160

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

EXHIBIT No. 1168-6DATE OCT 22 1942FILLED BY K. D. Blum

Detachment File No.
 Sub-Division File No.
 Division File No. R269-0-13-3
 Headquarters File No.

Detachment
 Sub-Division
 Division
 Date

(M)
 March 19 19 42

RE- (Kamekichi SUGIYAMA) Owner
 Yoshio SUGUMURA Clayburn B C
 NAME OF FILE

On March 19 1942, I Goodfellow K M
 MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. F.C. 1486

Pacific Co. - Op.
 STATE BRIEFLY AUTHORITY, ETC. WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	42	CUT54 ✓
MAKE & MODEL	Ford Truck	41
SERIAL NO.		
ENGINE NO.	04624	
SPEED METER READING	Good	
CONDITION		
EXTRA EQUIPMENT	Bumper Guard	
DESCRIPTION & CONDITION VERIFIED	Appearance Good	
	12140	
	Signature of Owner	Driver of Car
	Japanese Registration No.	Not owner
<p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><u>E. A. Brown</u></p> <p>19 Mar 42.</p>		
DATE:		
<p><u>K. D. Blum</u> SIGNATURE OF MEMBER SUBMITTING REPORT</p>		

K. SUGIYAMA

LIABILITY SUMMARY

File No. 5961

9th November, 1945

Re: SUGIYAMA, Kamekichi - Reg.No.07844

No liabilities were declared by the above Japanese.

The Bonded Credit Adjustors filed a claim on behalf of the Early-Neil Motor Company for \$34.69. This claim was referred to SUGIYAMA and on February 8th, 1944 it was denied. The Bonded Credit Adjustors were written for details but they had gone out of business and as no record could be found of the Motor Company, no further action was taken in the matter.

The Pacific Co-operative Union deducted the sum of \$14.30 from proceeds of share redemption on March 19th, 1943. This was actually a battery purchased for the truck of the above Japanese prior to its sale. The battery cost \$15.10 but interest of 80¢ (on a United Farmers share) was credited against the account previously.

The above Japanese leased this property prior to evacuation to J. J. Klassen for \$1425.00 and the lease stipulated the acreage of crop on the property. Mr. Klassen filed a claim for misrepresentation with this office for shortage of crop acreage. After investigating the matter the Custodian settled the \$246.00 claim for \$172.20. SUGIYAMA was fully advised on July 17th, 1943.

This file reveals no other liabilities.

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

Dated: November 9th, 1945
WEA:EH

W.E. Quinn

FIRE INSURANCE SUMMARY

File No. 5961

9th November, 1945.

Re: SUGIYAMA, Kamekichi - Reg.No.07844

This file reveals no Fire Insurance interest.
None was carried by the above Japanese and none was placed
by this office.

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

Dated: November 9th, 1945
WEA:EH

W.E. Lewis

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Kamekichi Sugiyama

File No. 5961

% J. H. Walde

Reg. No. 07864.

Welling - Alto

Company Sun Life

Agency Vancouver

Policy No. 2204169

Premium - \$ 42.40

Payable: ^X Annually, Semi-annually or monthly

Month October Day 1

REMARKS:

Letter 21/21/43

7th April, 1943.

Mr. Kamekichi SUGIYAMA,
Registration #07844,
c/o Mr. J.H. Wilde,
Welling, Alberta.

Dear Sir:

We have written to you on one or two occasions previously in regard to the Pacific Co-Operative Union cheque for \$700.00 which you are holding.

Payment of this cheque has been stopped by the Pacific Co-Operative Union and cannot be paid until released by them and presented through this office. There is, therefore, no point in your retaining this cheque in your possession.

When you send this cheque to us we will arrange to have the same cashed and after adjusting a claim for difference in acreage amounting to about \$170.00, the balance will be available to be sent to you.

For your information an arrangement for the lease of your property for the present year has been made and the sum of \$200.00 will also be available to you in due course.

In order to get these matters straightened up so that we may be in a position to send you the proceeds from time to time we are asking you to send us the above mentioned cheque by return.

Yours truly,

F. G. Shears,
Acting Director.

FOS/PWH

596

Clayburn B.C.
June 7/43

Department of the Secretary of State
Office of the Custodian
Vancouver

EVACUATION SECTION	
Rec'd	JUN 8 1943
File No.	
Ans.	McKay
Referred	Quesset

Dear Sir:

McKay

Re. K. Sugiyama farm

I am interested in adding this farm to my mine. I was told by Mr. J. Klassen (who is leasing the farm this year) that he is leaving as soon as he can get the crop off so please give me first change to lease the farm for next year as soon as possible.

I have not a full time job on this place of my own, so if I could get the above mentioned place this would give me a full time job and it is located close to my present farm. So please let me know all about it.

I remain
yours truly

H. H. Martens

Applied for April 6th

Clayburn 152
June 30/43

To The Secretary of State
The Office of the Custodian
Vancouver

EVACUATION SECTION	
Rec'd	JUL 5 1943
File No.	5961
Ans.	
Referred	McKay

Dear Sir

Re. K. Sugijama Farm

Replying to your letter of the
15 of June. I would like to get
definitely whether I will get above
property by the time the berries are
finished picking. The strawberries are finished
in a couple of weeks that is the time
when Go-West should be planted for
the weevil pest, and the leaves should be
cut and burnt. That's why I am rushing
to know whether I get it or not. as the berries
need particular good care in the fall right after
the crop is off. to assure a good crop for next
year. So please let me not within the
next two week please. what we can do

yours kindly

H. J. Martens

5961

July 17, 1943.

Mr. Kanekichi SUGIYAMA,
Registration No. 07844,
c/o Mr. J. H. Wilde,
Welling, Alberta.

Dear Sir:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained the specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to obtain the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you for a difference of 1.60 acres amounted to \$246.00, and a settlement on the basis of 70% which amounts to \$172.20 has been charged to your account. This letter is sent to you so that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

5961

July 30, 1943.

Mr. J. J. Klassen,
Clayburn, B. C.

Dear Sir:


Re: SUGIYAMA, Kamekichi.

Your letter of July 21st saying that it is your intention to continue to occupy the Sugiyama property for another year, has been received.

The Office of the Custodian is not now in a position to discuss further rental arrangements with you, since the farm has been purchased by the Director of the Veterans' Land Act. Your present lease will shortly be assigned to him and as soon as possible, a representative of the Soldier Settlement staff here, will visit you for the purpose of discussing your continued occupancy or otherwise.

In the meantime, it will assist if we have from you what you consider the figure that you are prepared to pay as next year's rent, and an "Offer to Lease" form is enclosed for your completion. This should be returned to the Soldier Settlement Board, 518 Rogers Building, Vancouver.

Yours truly,


J. P. McKay.
Farm Department.

OTA/MFP
Enc.

27

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65: Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

December 21st, 1943.

EVACUATION SECTION	
Rec'd.	DEC 23 1943
File No.	5961
Ans.	<i>W. E. Anderson</i>
Referred	<i>Anderson</i>

Mr. W. E. Anderson,
Farm Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re: Kamikichi Sugiyama Your File 5961

I have asked Mr. Shimek about this truck and he states that it was in storage until November 1942. When we took this truck out the battery was dead and a new one had to be purchased.

I am quite sure the above is correct as the only man to drive that car was our field man, Mr. Sorenson, and he was not using that particular truck last summer. Mr. Sorenson just came in to the office and I asked him about when he took the truck out of storage. He states he got the truck about the middle of September 1942 and drove it only a short time when the battery went dead. He took it to the Pioneer Garage and they informed him that the battery was done. This battery was the original one in the truck so it had actually done its duty. This being the case, we think this charge is perfectly legitimate.

Trusting this will meet with your approval, we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

Geo. A. Reid

GAR-ek

Geo. A. Reid

Office Manager.

EVACUATION SECTION	
Rec'd	JUN 9 1944
File No.	5961
Ans.	WCA
Referred	

Raymond, Alta.,
June 5, 1944.

The Custodian's Office,
506 Royal Bank Bldg.,
Hastings and Granville
Vancouver, B.C.

Dear Sir:

Unfortunately my property has been sold and that the money is in your hand. Thus would you please send me one thousand (\$1000.) out of my credit.

I am enclosing five Pacific Co-operative and one United Farmers of Canada shares which I would like you to redeem. And would you kindly see that I receive my interest for 30 \$10 P.C.U. shares for 1943.

Yours truly,
K. Sugiyama
K. Sugiyama
Reg. No. 07844,
File NO. 5961.

Raymond, Alta.
October 30, 1946.

EVACUATION SECTION	
NOV 4 1946	
File No.	
Ans.	
Referred	

The Custodian's Office
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Please find enclosed share No. 1668 or Eighteen
redeemable shares in the Pacific Co-operative Union.
When these shares have been redeemed, please send pro-
ceeds and my remaining credit to me. *Share No. 5263-5280*

After checking the statement sent to me by your
office I feel I would like to inquire about a few more
details.

The first inquiry is the 1942 Pacific Co-operative
Union balance of \$34. I would like a statement on this.

Another is the reason why the Pacific Co-operative
Union has not pay dividends on shares for the year of
1943.

Yours truly,

H. Luquyoma
Registration No. 07844,
File No. 5961.

NOV 5 - 1946
Received above Certificate
C.H.B.

In 7.80
 .64
 .80
In 6.64
 80
 80

Telegraphic Address
Cable Address
PACCO

PHONES

MA

Mission Office 65, Plant 51	
EVACUATION SECTION	
DEC 17 1942	
Rec'd	
File No.	5961
Referenced	Alexander

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B. C.

December 16th, 1942.

Mr. R. P. Alexander, Manager,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Alexander: File No. 5961

In connection with the copy of a letter written to Mr. E.V. Ablett of the Wartime Prices & Trade Board discussing the advisability of permitting the Pacific Co-op. Union to transfer the truck of K. Sugiyama your No. 07844 to him at Welling, Alberta.

We have expressed ourselves as in opposition of this truck being transferred for the reason that this truck is needed here we have asked Mr. Sugiyama what he will take for the truck but he has not given us a price. It is our intention that this truck can do much more good right here than in Mr. Sugiyama's possession in Alberta. It has not been used all summer because Mr. Sugiyama expressed his wish that it should be stored and not rented out to anyone but the Pacific Co-op. Union has the privilege to use it and, of course, will pay at the regular rate per mile for its use. At the present time we take the full responsibility for this truck and no doubt will hear from Mr. Ablett in due course and we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

J. B. Shimek Mgr.

JBS/EK

PACIFIC CO-OPERATIVE UNION

COPY

Mission City, B.C.
November 27th, 1942.

Mr. E.V. Ablett,
Services Officer-Truck Control,
Wartime Prices and Trade Board,
Marine Building,
Vancouver, B.C.

See Dec 7/42
Dec 3/42
Dec 5/42

Dear Sir:

We have been asked by a Japanese in Alberta to allow his truck to be driven to Alberta by a White man. This truck at present is being used during the fruit season to haul fruit & supplies from the Japanese farm to our packing plant and although it is our wish that this truck remains here for the purpose above mentioned we have no desire to retain the truck against the wishes of the Japanese owner.

Perhaps you will rule that it is against regulations to allow any vehicle to be driven out of the province using up gasoline and tires, etc.

Will you please give us a ruling so that we can so advise the Japanese.

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per: "H. Beach"

Per: "E.K."

JHB/EK

COPY

PACIFIC CO-OPERATIVE UNION

Mission City, B.C.
December 5th, 1942.

File No. 30-1

The Wartime Prices & Trade Board,
Marine Building,
Vancouver, B.C.

Gentlemen: Attention: Mr. MacPherson

see Dec 7/42
Dec 3/42
Nov 27/42

We thank you for your letter of the 3rd instant with reference to movement of a Japanese truck to Alberta.

The name and address of the Japanese is as follows:

Mr. K. Sugiyama, Welling, Alberta.

His B.C. address was Clayburn, B.C. Truck Licence No. C.U. 754, 1941 Ford.

The truck was transferred to the Pacific Co-Operative Union before this Japanese was evacuated and was stored for some time.

Due to a shortage of trucks developing here through heavy demand for these vehicles we are faced with a serious problem. At the present time we actually need this truck for one of our field men doing important work around the berry farms.

Mr. Sugiyama states in his letter that he is selling the truck to a white man at Welling and as we are prepared to pay the ceiling price on this truck it seems like needless waste of gas and rubber to have this truck driven back to Alberta when he can obtain the same price here for the truck.

Awaiting your reply, we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per: "H. Beach"

HB/EK

5961
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 9 1942



Alexander

File No. 30-1

THE WARTIME PRICES AND TRADE BOARD

Marine Building,
Vancouver, B.C.
December 7th, 1942.

Custodian of Enemy Property,
675 W. Hastings Street,
Vancouver, B.C.

Re: K. Sugiyama, Welling, Alberta
Pacific Co-Operative Union, Mission City, B.C.

Dear Sir:

Dec 1/42 We enclose for your information and comment, copies of
Dec 2/42 correspondence between this office and the Pacific Co-oper-
Nov 27/42 ative Union, Mission City, with reference to a commercial
vehicle, licence No. CU-754, the property of K. Sugiyama.

From investigations made we believe that this vehicle
has not been declared by the registered owner as was required
by your Orders and we would appreciate having from you some
comment to guide us in handling this matter.

If the sale of this vehicle can be effected by Sugiyama
we can see no good reason why it should go to Alberta, as it
is indicated that there is a need for it in the Fraser Valley.

We would appreciate having an early reply.

Yours very truly,

E. V. ABLETT

Per: *C. G. Macpherson*

Services Officer-Truck Control
for
Prices & Supply Representative.

Encl.

*(T-160 Stored at PCP
Auditors Report Aug 31)*

25th January, 1943.

M. L. Brown Esq.,
The British Columbia Security Commission,
Marine Building,
Vancouver, B.C.

Dear Sir:

Re: Kanekichi SHOTYAMA

With reference to your letter of the 11th instant for the attention of Miss Sullivan in regard to the release of a Ford light delivery model 28/10 belonging to the above, now residing at Welling, Alberta.

As you are doubtless aware in regard to motor vehicles, a policy of liquidation has been carried out and motor vehicles have not been released to the evacuee owner.

In view of this policy we feel it would invite criticism if we now allowed the release of any motor vehicle.

In the case in question we believe that the Pacific Co-Operative Union are willing to purchase this particular truck and have previously written to Mr. Sugiyama, and if an agreement cannot be reached between them in regard to price, it is our intention to have these cars appraised and sold.

Yours truly,

F. G. Shears,
Acting Director.

FGB/PMH

5961

May 14, 1943.

Mr. Kanekichi Sugiyama,
Registration No. 07844,
c/o Mr. J. H. Wilde,
Welling, Alberta.

Dear Sir:

Re: Your Truck and
The Pacific Co-operative Union

Please note that according to information supplied to this office by the Pacific Co-operative Union, they have been successful in effecting sale on your behalf of your 1941 Ford light delivery truck which you left with them, for the sum of \$701.97, this being the appraised value of the truck determined by the McDermott Motors Limited. Please note that without any deduction for commission, the Custodian has been able to obtain for you from the Pacific Co-operative Union the full sum of \$701.97, which we have placed to the credit of your account with us.

No doubt the Pacific Co-operative Union will get in touch with you in this connection, and this letter is therefore sent to you purely for purposes of record and to solicit your confirmation that the facts and figures given above agree with your own records.

Yours truly,

R. P. Alexander,
Manager.

RPA:BT

5961

12th November, 1946.

REGISTERED

Mr. Kanekichi SUGIYAMA,
Registration No. 07844,
Raymond, Alta.

Dear Sir:

We acknowledge receipt of your letter of the 30th October, to which was attached your Pacific Co-operative Union shares, which we will hold at this office to your credit until early next year at which time we understand they will be redeemed. The proceeds will then be forwarded to you.

Attached hereto please find Custodian cheque in the amount of \$84.31 representing your full remaining credit balance at this office at this time, derived from the liquidation of your assets which were left in the Protected Area, and which became vested in the Custodian. A detailed statement of your account is also attached for your information, showing entries made since the date when one was last sent to you.

From statements of your account sent to you from time to time, you will note that interest has been credited to your account on your Pacific Co-operative Union shareholding. Any dividends voted by the Co-operative are credited to your account as received. However you will have to write to the Co-operative direct regarding the passing of same as the Custodian is not in a position to explain this matter to you, and they are the proper people to whom to make your enquiry.

It is noted that we have not as yet received the Title document covering your property and request that you send it to this office without delay, as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls. 3 (cheque)

1 IN THE MATTER OF THE "INQUIRIES ACT"
2 PAGE 1. REVISED STATUTES OF CANADA 1987, CHAPTER 79.

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 HIS HONOUR, JUDGE J. A. ROXBOROUGH, SUB-COMMISSIONER.

8
9
10 Toronto, Ontario,

11 October 22nd, 1948.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 KAMEKICHI SUGIYAMA

16
17 PROCEEDINGS AT HEARING

18
19 APPEARANCES:

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

21 H. A. BEST, ESQ. appearing for the
22 Claimant.

23
24 A. SMITH, ESQ. Secretary.

25 G.N.E. UPTON, ESQ. Official Interpreter

26 J. A. ROXBOROUGH, ESQ. Official Reporter.
27
28
29
30

K. Sugiyama,
In chf.

KAMEICHI SUGIYAMA, the claimant herein, being
first duly sworn, testified
through the interpreter as
follows:

DIRECT EXAMINATION BY MR. BAST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. You swear the contents are true? A. Yes.

[REAL ESTATE PARCEL AND CLAIM FORM HAWKED
EXHIBIT NO. 1]

Q. Now, this farm you are claiming for I
believe is at Clayburn, D.C.? A. Yes.

Q. That is not very far from Abbeotsford?

A. No.

Q. And it was a 15 acre farm in which you
grew mainly small fruits and berries? A. Yes.

Q. And apparently you purchased this property
from K. Yonematsu for \$7500? A. Yes.

Q. In 1955? A. Yes.

Q. And at that time it was all bush?

A. Yes.

Q. And have the whole 15 acres been cleared
now? A. Yes, there was a little left near the
creek.

Q. And did you clear all this property
yourself? A. Yes.

Q. Now, I notice you have made a note here,
cleared 12 acres over the 10 year period that you
owned the property, between the time you bought the
the time of the evacuation, and you spent \$3000., that

E. Baglyan,
In chf.

1 in \$300 an acre for clearing. Can you tell us why
2 it was that high? A. The stumps on the
3 property were large and included in that price is the
4 cost of my own labour.

5 Q. Now, you mentioned large stumps; was it
6 first growth or second growth timber that was on the
7 property before it was cleared? A. It was old
8 growth.

9 Q. What type of timber was standing on 137

10 A. Fir and cedar.

11 Q. Now, you make a note on your claim here
12 of a house, and apparently it was built between the
13 years 1932 and 1942 at a cost of \$1200. for labour
14 and material. I take it that you were building
15 this house sort of piecemeal yourself over all those
16 years, were you? A. Yes.

17 Q. There is a very large root house here,
18 40 x 18, what was that used for? A. That was for
19 growing rhubarb.

20 Q. Was it built on the side of a hill or was
21 it a separate building? A. It was built near my
22 house.

23 Q. Was it an entirely separate building?

24 A. Yes.

25 Q. What is this note, "lease \$1425. a year?"

26 A. I leased this place at \$1425.

27 THE SUBCOMMISSIONER: \$14.25 or \$1425.

28 A. It was leased at \$1425.

29 MR. BENT: Now, what did it include? A. It
30 included the house and crop and the farm.

K. Sugiyama,
In chr.

Q. It was leased to this man J. J. Klassen?

A. Yes.

Q. Was Klassen paying you \$1425. to lease this property for one year? A. No, he didn't pay me, I received half of that from Klassen for the crop.

Q. I wouldn't mind the Commission your honour, into thinking this property was rented for \$1425. a year. This lease is dated April 18th, 1942, from yourself to J. J. Klassen of Shilliwash, and it stipulates that the sum of \$1425. is to be paid for land and it includes 4 1/2 acres of strawberries, 2 acres of rhubarb, 2 acres of raspberries, 1 acre of asparagus, some fruit trees. I take it that Klassen was to get that crop, was he, for \$1425. and then rent the property for a year? A. Yes, he was to have the crop.

MR. CHRISTIE: Your honour, I would like to tender at this stage the Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 3)

MR. BENT: I will put the lease in as Exhibit 3.

(LEASE FROM CLAIMANT TO J. J. KLASSEN, MARKED EXHIBIT NO. 3)

Q. Were you a full time farmer on this property? A. No, I didn't do anything else besides work on the farm.

Q. Perhaps I should point out in Exhibit 3 the lease is not for a year, it is for a period of 10 months.

Now, apparently there were a few stumps left on

B.
K. Sugiyama,
In chf.

1
2 some of the property which amounted to less than
3 two acres, but I believe a memo here that the
4 existing stumps are not a great impediment to
5 cultivation. I take it you used the land around the
6 stumps for growing? A. Yes.

7 Q. What type of fruit trees were these you had
8 on the property? A. Apples, pears and plums.

9 Q. How old were the trees? A. They were
10 young trees and not bearing very much at the time.

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

12 Q. Was the form prepared upon your
13 instructions? A. Yes.

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

15 A. Yes.

16 (PERSONAL CHATTELS CLAIM FORM MARKED
17 EXHIBIT NO. 4)

18 Q. These various chattels that you are
19 claiming for, were they left on your farm?

20 A. Yes.

21 MR. CHRISTIE: I tender as Exhibit 5 the
22 Analysis of Personal Property Claim.

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

25 MR. HEST: Well now, this horse that you say
26 you purchased in 1938 for \$100. was used at that
27 time, but was in excellent condition at the time you
28 left? How old was the horse?

29 A. About 16.

30 Q. At the time you left? A. Now, he says
it was six.

Q. You bought the horse in 1938, now, did you

E. Bagshaw,
in chief.

1 know definitely when you bought him how old he was?

2 A. Four years old when he bought it.

3 Q. That would make him eight years old when
4 you left? A. About eight, yes.

5 Q. Now, this 1941 Ford truck, where did you
6 purchase it? A. I bought it at Mission.

7 Q. It was new when you bought it? A. Yes.

8 A. And you paid \$987? A. I paid \$1200.

9 For it.

10 Q. Now I want to be clear about this --
11 obviously this \$987 has been erased. Are you telling
12 the Commission an error was made there and the
13 purchase price of the truck in 1941 was \$1200.

14 instead of \$987? A. This is the price at which
15 I would have been able to sell the truck if I had
16 brought it to Alberta.

17 Q. But you say you paid \$1200. for it in
18 Mission? A. Yes.

19 Q. What was the firm you bought it from?

20 A. From the agents of Ford in Mission; I think
21 it must be Bullock.

22 Q. The speedometer, on the R.C.M.P. report
23 is 4634 miles. Was that the distance the truck had
24 gone when you left it, do you recall? A. That was
25 it; I didn't use it after that.

26 Q. How many months had you had the truck?

27 A. I bought it in November, 1941 and I used it
28 since.

29 Q. CHAIRMAN: I tender as Exhibit 6 the
30 report of the R.C.M.P. with reference to the truck.

E. Maglynn,
Ex. ex.

1 It is dated March 19th, 1942.

2
3 CROSS EXAMINATION BY MR. CHRISTIE:

4 Q. I am tendering as Exhibit 7 the Certificate
5 of Insurance.

6 (CERTIFICATE OF INSURANCE DATED MARCH 19, 1942)

7 (ASSIGNMENT NOTICE FOR 1942, DATED MARCH 19, 1942)

8 MR. CHRISTIE That shows a total payment
9 of \$1200.

10 Q. I am showing you J.P. Form, dated April
11 24th, 1942. Is that your signature? A. Yes.

12 (J.P. FORM DATED APRIL 24, 1942)

13 Q. I think you told my learned friend that
14 Mr. Klusman didn't pay you the entire amount of

15 \$1200? A. He paid me the whole amount.

16 Q. What was the size of this rent house?
17 A. 18 x 40 feet.

18 Q. Did you measure all these buildings before
19 you made the claim? A. No, I didn't measure them,
20 I put them up myself and therefore I knew the
21 dimensions.

22 Q. Did this house have a basement? A. I just
23 dug underneath the house.

24 Q. What was the foundation the house was on?

25 A. It was on poles.

26 Q. By the basement he means he dug into the
27 ground underneath? A. Yes.

28 Q. And what was the house constructed of,
29 what kind of lumber? A. Pine.

30 Q. How old were the raspberry plants?

A. They were young, three or four years.

E. Gagliardi,
Cr. ex.

1 Q. What about the strawberry plants?

2 A. Four years or five years.

3 Q. Now where were these tools left that you
4 are claiming for? A. I left them in the house and
5 locked it up.

6 Q. What was the Custodian advised, if he was
7 advised? A. The Custodian knew all about it.

8 Q. How did he know? A. There was an
9 inventory made, there was a list made. I gave it to
10 Mr. Klassen.

11 Q. I understand that Mr. Klassen had the use
12 of the harrow? A. Yes.

13 Q. And the cultivator? A. Yes.

14 Q. The plow? A. Yes.

15 Q. The cart? A. Yes.

16 Q. The cook stove? A. Yes.

17 Q. The platform scale? A. Yes.

18 Q. When did you purchase this well pump?

19 A. About that time in 1942.

20 Q. And there was this wood, the 1 1/2 cords of
21 wood? There was this chopped stove wood? A. It
22 was in the house.

23 Q. Was that left for the use of the tenant?

24 A. Yes.

25 Q. This cordwood was probably used by the
26 tenant? A. I don't know whether it was used or not
27 because it happened after I left.

28 Q. Then you have a claim here for a tire. Was
29 there one tire left behind that wasn't on the cart?

30 A. Yes, there was a tire left in the house.

1 Q. An old tire was it? A. Yes, there was
2 a new one and an old one.

3 Q. Was the new one the one that was used by
4 the tenant? A. No, he didn't use it.

5 Q. What was the condition of the tires of this
6 truck that you purchased? A. They were in good
7 condition.

8 MR. CHRISTIE: I have quite a number of
9 exhibits here. I think perhaps I can combine the
10 real property summary and there is the personal
11 property summary.

12 (REAL AND PERSONAL PROPERTY SUMMARIES,
13 MARKED EXHIBIT NO. 10)

14 (AUCTIONEER'S CHECKS MARKED EXHIBIT NO. 11)

15 Q. There is a sheet attached to the Exhibit,
16 "I have today examined the aforementioned
17 articles, and find them to be valueless,
18 and should be abandoned."

19 That is signed by a Mr. Carlson.

20 Q. I have a copy of an appraisal of McDermott
21 Motors Limited. The appraisal is dated March 12th,
22 1943, and is in the amount of \$875.

23 (APPRAISAL OF TRUCK MARKED EXHIBIT NO. 12)

24 MR. CHRISTIE: Your honour, it is submitted
25 that the real estate was sold at its fair market
26 value. It is submitted that those articles of
27 personal property which were sold at auction were sold
28 at their fair market value. It is submitted that the
29 Custodian is not responsible for goods of which he had
30 no record at any time and which he did not sell. It is
further submitted that the goods listed under the

(Discussed on)

10.

heading "Abandoned" are a valid claim value.

That constitutes the defense.

MR. BENT: Just at that point of the defense, I do not believe actually there were any goods claimed for which the Custodian did not acknowledge receipt of. There was an item which was abandoned and you are saying that the claim for that was exorbitant but I do not think there are any items here which the Custodian has not acknowledged.

MR. CHRISTIE: I could go into the correspondence. I thought I would shorten it. To say there was no record of this word at any time.

MR. BENT: I believe there is an acknowledgment of it, on the Custodian's part, dated October 22nd, 1942. It was included in that inventory signed by the claimant and Klugman. I do not think the fact is that the Custodian did not acknowledge receiving it.

MR. CHRISTIE: My advice is that they had no record of it.

(PROCEEDINGS ADJOURNED HEREON)

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

J. E. McRae,
Official Reporter.

I, J. A. McIlhenny, 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 witness's heard on the within claim.

J. A. McIlhenny,
Deputy Commissioner.

Defence Brief
Kamekichi SUGIYAMA
File No. 5961
Case No. 1162

TORONTO
22 October 1948
V.L.A.
Sheet A 19 - 16

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

E ½ of S ½ of SW ¼ of Section 23 Township 16
Municipality of Matsqui

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$5000.	\$1849.	\$1816.

Witness: Appraiser, B.C. Wormworth.

Appraiser (Wormworth) reported - House and buildings are old. 14 varied fruit trees do not add to the farm value.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Horse & Farm Equipment

<u>Claim</u>	<u>Sold for</u>
\$310.	\$80.50

Claimant stated that the tenant had the use of the horse and farm implements and the wood was left in the house for the use of the tenant.

Claimant stated that the horse was about 8 years old when he left.

(a)	Goods value	\$237.50	Sold by auction for	\$80.50
(b)	"	"	\$ 32.50	Abandoned (Pump, trays, etc.)
(c)	"	"	\$ 40.00	Used by tenant (Wood)
			<u>\$310.00</u>	

Claim 3 Ford Truck

Claim

\$900.

Appraised at

\$653.00

Sold by Tender for

\$701.97

Witness: Appraisers, McDermott Motors.

Claimant stated that he purchased this truck in 1941 for \$1200.

The R.C.M.P. reported the condition of this truck to be good.

Summary of Defence Witnesses

B. C. Wormworth

Gowing Frost

W. E. Anderson

McDermott Motors

Where required

1	Appraiser
2 (a)	Auctioneer
2 (a) (b)	Staff
3	Appraisers

BMP/mw

Name of Claimant **SUGIYAMA, Kanekichi**

Case **1162**

Custodian File **5961**

REAL PROPERTY									
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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					1816.	1121.30			1121.30

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

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

MISCELLANEOUS CHATELS							
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
237.50	84.50	25.35	35.5%	50.00	17.75		45.10
TOTAL RECOMMENDATION							1164.40

9961

October 20th, 1950.

Mr. Kanekichi SUDIYAMA,
R. R. No. 6,
Brampton, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. **1162**

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 ... **\$1,164.40.**

Cheque in your favour is enclosed for **\$1,133.15**
and we have paid the Co-Operative Committee .. **\$ 31.25**
for legal fees as authorized by you.

Yours truly,

FOS/js
1 encl.

F.G. Shears
Director