

9332

FRASER VALLEY

MISSION OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE No. 9332

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: ONISAKA, Sekimatsu

HOME ADDRESS: R.R. No. 1, Mission, B.C.

REGISTRATION NUMBER 13400 SEX: Male AGE: 72

OCCUPATION: Farmer

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

EMPLOYER: Myself

MARRIED? Widower

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 967-4
DATE 22 apr 1948
FILED BY J. W. C. Hunter

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lot "A" of Lot 6 of the SW quarter of Section 27, twp 17, map 2110, in the District of New Westminster Title No. 110142E

2. BUILDINGS AND OTHER IMPROVEMENTS: Three-room dwelling, woodshed, rhubarb house, shed, 2 packing houses,

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$11.50 for 1941, payable at mission

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. Land leased to Mr. Birmingham, Mission, B.C. for 1 year, for payment of taxes and one-quarter of profit on crops

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

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

9. IF FARM LAND STATE CROPS SOWN: Rhubarb,

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: rhubarb

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Carpenter tools, farm implements, little household furniture,

in my house at R.R. No. 1, Mission, B.C.

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

FORM "JP"

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: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

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

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

Dated this 15th day of May 1942.

(Signature)

S. J. Smith

T. D. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 1/43

File No. 9332

I Name ONISUKI, Sakimatsu
(Surname in Block Letters)

Registration No. 13400

Male - Female
(Check)

Age Nov. 15, 1869

Former Address R.R. #1, Mission City, B. C.

Date Evacuated Oct. 13/42

Naturalized - Canadian-Born - National
(Check)

Present Address

Teshme, B. C.

811 Simpson St. Fort William, Ontario.

☒ Widower

Married - Single
(Check)

nee

Name of Wife (FUJITA) Sawa (Dec'd)

Name of Husband

nee

Name of Mother (MATAYUHARA) Matsuyo (Dec'd) of Father Tokuhei (Dec'd)

Names of Children under 16

Requested by

K. Corker

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of 5 acres & house

REAL PROPERTY SUMMARY

JAPANESE NAME: Sekimatsu ONIZAKI Reg. No. 13400 File No. 9332.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer. B.C./272-P.

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

LEGAL DESCRIPTION: Lot "A" of Lot 6 of the South West quarter of Section 27, Township 17,
Map 2110 Save and Except the Northerly 5 acres more or less thereof
as shown and outlined in Red on Sketch deposited No. 5512, Mun. of
Mission, D. N. W.

TITLE: Registered in the name of Sekimatsu ONIZAKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24334 dated July 16th, 1942.

ASSESSED VALUES: Land \$250.00
Improvements \$275.00 - \$525.00. Taxes - \$10.79.

CLASSIFICATION: This is a small piece of land with an area of not more than 5 acres.
Sekimatsu ONIZAKI declared on his JP Form signed May 15th, 1942 that the
only crop he had was rhubarb and that he had the following buildings:
1 - 3-room dwelling, 1 woodshed, 1 rhubarb house, 1 shed, 2 packing house

HISTORY OF
ADMINISTRATION: Sekimatsu ONIZAKI leased this property on 29th April, 1942, to Harold
Burningham. Term 1 year or duration. Consideration - $\frac{1}{4}$ of net proceeds
of crop sold and 1 year's taxes to Municipality of Mission, Lessee to
have proceeds of $\frac{3}{4}$ of crop. Taxes were paid and \$12.82 being 25% of
1942 crop returns was placed to the credit of Sekimatsu ONIZAKI'S
account December 3rd, 1942.

The original lease was replaced by Lease No. 480 - Custodian to H.
Burningham on 1st May, 1943. Term - May 1st to December 31st, 1943.
Consideration \$25.00 payable 25th July, 1943. Leases handed to The
Director, The Veterans' Land Act July 22nd, 1943.

SOLD: To The Director, The Veterans' Land Act for \$322.00 as at 1st January,
1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Sekimatsu ONIZAKI as at May 9th, 1944,
against which were the following charges: Registration Fees-\$3.00,
Legal Fees-\$15.00= \$18.00, leaving a net credit of \$304.00 from said
transaction.

In view of the 1943 Rent having been collected by the Custodian, viz.,
\$25.00 a cheque covering same was issued to The Director, The Veterans'
Land Act 17th November, 1943.

Certificate of Title No. 169483-E in the name of The Director, The
Veterans' Land Act.

PROTEST: There is a letter on file dated November 3rd, 1943, protesting the sale
of his property.

This summary is certified to be in accordance with
information on file.
December 28th, 1946.

PERSONAL PROPERTY SUMMARY

File No. 9332

12th March, 1947.

Re: Sekimatsu ONIZAKI - Reg. No. 13400

CHATELS: The above Japanese registered with this office on the 15th May, 1942, at which time he declared he was leaving his carpenter's tools and a little household furniture at Mission. There is no record of the chattels being inventoried by our fieldmen, but according to the correspondence they were left on the property in the care of the lessee from the Japanese.

On the 13th December, 1944, everything that was of sale value was removed and sold by public auction for the net sum of \$18.36. Some chattels were abandoned as they were of no sale value.

BONDS & INVESTMENTS: The above Japanese declared no such assets. However according to the records of the Pacific Co-operative Union he was the holder of \$30.00 worth of their redeemable shares and \$20.00 of their non-redeemable shares. The redeemable shares were redeemed at par for \$30.00 from which was deducted \$26.34, being his overdraft in his account there. The balance of \$3.66 together with interest totalling \$.80 which was received from time to time was credited to his account here.

This file reveals no other personal property assets.

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

WEA:HA

W.E. Curran
.....

FIRE INSURANCE SUMMARY

File No. 9332.

Sakimatsu ONIZAKI - Reg. No. 13400.

The above named Japanese declared on his JP Form signed May 15th, 1942, that he carried no Fire Insurance on his property and none was placed by the Custodian.

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

December 30th, 1946.


D. K. CHAMBER.

DAC:JS

LIABILITY SUMMARY

File No. 9332

12th March, 1947.

Re: Sekinatsu ORIZAKI - Reg. No. 13400

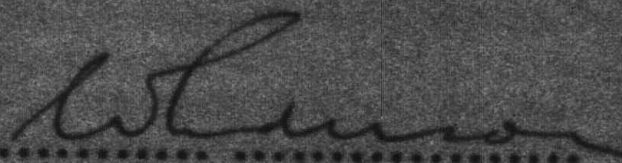
The above named Japanese declared on his J.P. form, signed 15th May, 1942, that he had no Personal or Trade debts.

The Pacific Co-operative Union however, had an overdraft in his account against him in the amount of \$26.34. This amount was deducted from his share redemption proceeds, and was settled in full in this manner.

This file reveals no other liabilities.

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

WEA:HA


.....

9332

11th May, 1949.

Mr. Sekimatsu ONIZAKI,
Regn. No. 13400,
811 Simpson Street,
Fort William, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in
the amount of 12s, being interest on your Pacific
Co-operative Union unredeemable shares.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl.

9332

March 8, 1948.

Mr. Sekisatsu ONIZAKI,
Reg. No. 13400,
811 Simpson Street,
Fort William, Ontario.

Dear Sir:

As requested in your letter of the 1st instant,
we attach a statement of your account.

All other documents in connection with your
claim will be sent to your Solicitors, Messrs. Cherniack and
Cherniack, Winnipeg, Manitoba.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

File No. 9332
Reg. No. 13400

Sekimatsu UNITAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 3	25% crop returns 1942	\$	\$ 12.82	
1943 January 1	Credit re sale of property Land Registry Office - Certificate of Encumbrance		319.00	
1944 March 8	Pacific Co-Op Union - Interest on shares \$.60¢ & .02¢	1.00	.62	
1945 February 10 April 3	Proceeds Auction Sale Pacific Co-Op Union share redeemed		18.36 20.00	
April 23 May 12	" " applied on account owing Legal fees re sale of property Pacific Co-Op Union - Interest on shares	20.00 15.00	.09 .09	
1947 January 24	Pacific Co-Op Union - Interest on shares .07¢ & .02¢		.09	
March 12	" " shares redeemed " " applied on account Cheque to you	6.34 338.64	10.00	
1948 February 23	Pacific Co-Op Union - Interest on shares		.02	
		\$ 380.98	\$ 381.00	

CR \$.02¢

Accounting Department
March 8th, 1948

File 9832

EVACUATION SECTION	
Rec'd	MAR 5 1946
File No.	9832
Ans.	
Entered	<i>Brown</i>

811 Simpson St.,
Fort William, Ont.,
March 1, 1946.

Mr. A. Watson, Secretary,
Japanese Property Claims Commission,
Court House,
Vancouver, B. C.

Re: Sekimatsu ONIZAKI #13400

Dear Sir:

I received your letter of your acknowledgment
of my property loss claim of November, 1945.

With Commissioner's hearing slated for April 21
to 30 in our district of Thunder Bay, I would like to
have all my documentary evidence ready for my case.
I do remember receiving a statement of my account on
previous occasions, but with so much moving around, I
fail to locate the necessary papers. I would, therefore
appreciate very much if you will send me full duplicate
statement of my account since evacuation and also a
separate sheet on sale of my farm in Mission City, B. C.

Thanking you for your cooperation.

Yours very truly,

S. Onizaki

Sekimatsu ONIZAKI, J.R. 13400.

9332

25th April, 1947.

The Registrar,
Land Registry Office,
New Westminster, B.C.

Dear Sir:

Re: Sekimatsu ONIZAKI - Reg. No. 13400

Attached hereto please find Certificate of Title No. 110142E
in the name of Sekimatsu ONIZAKI, which we are forwarding to you for
cancellation.

Your acknowledgment of this document would be appreciated
in due course.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl. (cert.)

12th March, 1947.

REGISTERED

Mr. Sekimatsu ONISAKI,
Reg. No. 13400,
811 Simpson Street,
Fort William, Ontario.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$338.64, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you 30th May, 1944, with details of your property sale.

We note that you still have the Title document of the property in your possession, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

Your 1941 Pacific Co-operative Union share has been redeemed at par - \$10.00 from which, the sum of \$6.34 was written off by them in full settlement of their claim. The balance of \$3.66 has been credited to your account here.

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.

HA
Encls. 3 (cheque)

9332

April 4th, 1945.

Mr. Sekimatsu ONISAKI,
Registration No. 13400,
Tashme, B. C.

Dear Sir:

Re: Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable share certificates, registered in your name, have been redeemed and the proceeds credited to your account:

1938	C 636	S 243	\$ 10.00
1938	C 757	S 165	<u>10.00</u>
			\$ 20.00
Less amounts written off against			
amount owing to the Pacific			
Co-operative Union	-	\$ 10.00	
		<u>10.00</u>	<u>20.00</u>
			\$ Nil

We ask that you send in the certificates covering these shares and if you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

9332

December 18th, 1944.

Mr. T. B. Knight,
R. R. #1,
Mission City, B. C.

Dear Sir:

We acknowledge receipt of yours of the 15th instant,
and have to advise you that the Japanese property that Mr. Birmingham
has under lease is now owned by the Director, Veterans' Land Act.

If you wish to get in touch with this department, they
are located in the Westminster Trust Building, New Westminster, B. C.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

NAME ONISAKI, Sakinatsu

REGISTRATION NO. 13400

FILE NO. 9332

The following chattels were sold by public
 auction at Mission City, B. C. on December 13, 1944.

Scales	\$ 5.00
1 Hammer	0.50
2 Pans	0.25
1 Lamp	0.20
Can sundries	0.35
1 Hoe	0.40
1 Shovel	0.80
1 Hoe	0.45
1 Rake	0.75
1 Shovel	0.30
1 Axe	0.40
1 Pot and basin	0.50
1 Maddock and sickle	0.35
1 Peevce	0.35
1 Peevce	0.90
1 Lunch kit	0.10
1 Sledge	0.50
Pulleys	0.55
1 Basket of sundries	0.80
1 Crook	0.75
1 Tub, can and axe	0.50
1 Wedge and axe	0.45
1 Basket of pans, etc.	1.30
1 Barrel stove	1.25
1 Mail box	4.50
1 Saw	0.50
1 Spring board	0.25
2 Saw board	0.50

Total	(Auctioneer's Fees \$ 2.35	\$ 23.45
Less Expenses:	(Advertising 0.16	
	(Moving 2.58	\$ 5.09
Net Proceeds Credited:		\$ 18.36

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 12.

Remarks. *no inventory on file see JP*

File No. 9332

Date December 13th, 1944.

SUMMARY

EXHIBIT No.

DATE _____

FILED BY

Name: Sekimatsu ONIZAKI

Address: Mission

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

(2) - We have also moved the personal effects as per attached list to storage at _____ 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 \$ _____ 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:

Missing. 2 & 10 gal. crock. 2 picture frames. plane.

Left as being of no value - cookstove, heater, scythe and digger.

The tenant gave us the following explanation: Could
not remember seeing missing articles. However of little value.

Whitman

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 9332

Reg. No. 13400

506 Royal Bank Building,
Vancouver, B. C.Mr. Shinsuke ONIZAKI,
Tashu, B. C.

MAY 30 1944

Dear Sir:

Re: Steve Lake Road, Mission, B. C.
Nun. of Mission, Lot "A" of Lot 6 of the S.W. $\frac{1}{4}$ of Sec. 27,
Tp. 17, Map 2110 save and except the northerly 5 acres more
or less thereof as shown and outlined in red on sketch dep.
No. 5512, Dis. of New Westminster, C. of B. 52348.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property - - - - - \$ 322.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - - 322.00

Less:

Tax arrears to December 31st, 1942 - - - - - \$ -
Registration fee - - - - - 3.00
Encumbrance—Principal - - - - -
—Interest - - - - - 3.00
Net proceeds of sale - - - - - \$ 319.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R

1. 1948

Balance brought forward

Credit re Sale of Property

Land Registry Office C/X

Mo. 6 P. C. U. Interest on shares

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RESEARCH

12.82

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0010

Land Registry Office C/X

Credit re Sale of Property

Land Registry Office C/X

Mo. 6 P. C. U. Interest on shares

• • • • •

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89

77-1553 ND 77-2553 00-15

BC 272-P
BC 2088-B

BC/272-P
BC/2088-B

S.S. Form No. 43
(Sheet 1) ✓

Farm Appraisal Report

File No. **JL-113**

Land Description **Lot "A" of Lot 6, Sec. 27, Tp. 17, Map 2110, N.W.D. Save & excepting only North 5 acs. as shown in red in R.O. Sketch 5512.**
Containing **5** Acres

Owner's Name **ONIZAKI, Sekimatsu** Post Office Address **Mission.**
Nearest Rail Point **Mission** Distance **1 mile**
Market Town **"** Distance **1 "**
Church (give denomination) **All denominations - Mission** Distance **1 "**
Nearest School **Mission** Distance **1 "**

State how property was identified: **Map and tenant.**

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

EXHIBIT No. **967-2**
DATE **22 April 1948**
FILED BY **L.M. Chernick**

Is this district a good one? **Only when berry prices are good.**

Employment opportunity **Seasonal berry work. Limited steady employment at logging and mills 8 miles away.**

Predominating Nationality and religion: **Protestant, British. Scattering of Jap holdings.**

Describe Fencing and its condition: **Only decent fence is neighbors to south.** Value \$

Water supply: **Well and overflowing creek.** Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18x18x11	Frame	8' eave	Shgl.	4	Concrete	Fair	150.00
(Cone. basement under; 8' wall, used as living quarters; dirt floor (dug in bank))								
Forcing hse.	14x40x18	Frame	12' eave	Shke.	6	Wood	Fair	250.00
Lean-to	10x40x9	"	6' "	Shgl.	5	"	"	
(Runs north and south and therefore not convertible)								
BARN								
Pickers Hse.	10x20x9	Frame	7' eave	Shake	old	Wood	Poor	15.00
	Dimension stuff out of woods.							
CORNER								
Packing Shed	8x10x7	Frame	8' post	Shake	"	"	"	5.00
Bath House	8x16x8	"	6' "	Shgl.	"	"	"	nil
	x							
	x							

Light available.

Total present day value \$ **420.00**

\$ **175.00**

Total Value Buildings add to farm

Is dwelling habitable without repairs? **No.** If not what is your approximate estimate of cost to make it habitable? **Poor upstairs and wants finishing up and down - cost about \$100.00.**

Forcing house good only for salvage unless used for rhubarb. \$

Describe the basement and chimneys: **Metal**

No. rooms downstairs? **2** Upstairs? **1** How finished **Cone. wall down, studs up.**

Are buildings painted? **No.** Condition of paint

Distance from nearest bush **About 90'**

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

Cultivated Land

BC/272-P
BC/2088-B

(2)

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.16	Rolling	6"lt.loam	Lt.sdy.clay	Rhubarb in some, poor.	50.	108.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2	Bush & stumps	6" L.L.	Lt.clay	Clear, fairly level.	150.00	20.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.34	Gully, steep sides.			No wood or timber	nil	

Total value of Land \$ 148.00

Total added by buildings to value of farm \$ 175.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 5.00

Total value of farm \$ 328.00

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

Continuously occupied. Rented on shares now but owner still around.
Poorly tilled, but probably not badly run down.State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Poultry and small fruit and outside work.Noxious weeds:
Some couch.Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Mission - \$10.79.

Date: May 21st, 1942.
Place: Chilliwack, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 18th day of May 1942.

Inspector's Signature

"R.L. RAMSAY"

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

JL-113 - ONIZAKI, S.

Farm Appraisal Report

Remarks:

Place well located on a main road.
Soil is on the light side but probably not run down yet as culture is below average and weeds etc. go back. There is an old overgrown patch of straw and just over 1 ac. rhubarb. No other crops. Tenant is sowing seeds on some cultivated land.
Buildings are poor type except rhubarb house which unfortunately is placed running north and south and so not convertible for hens.
The place is too small for any thing like a self contained farm.

(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.)

5-7 yr. old cherries, 2 pears and 1 plum-5 yrs.

Present Value
5.00

Total \$

5.00

Amount fruit trees add to value of farm \$

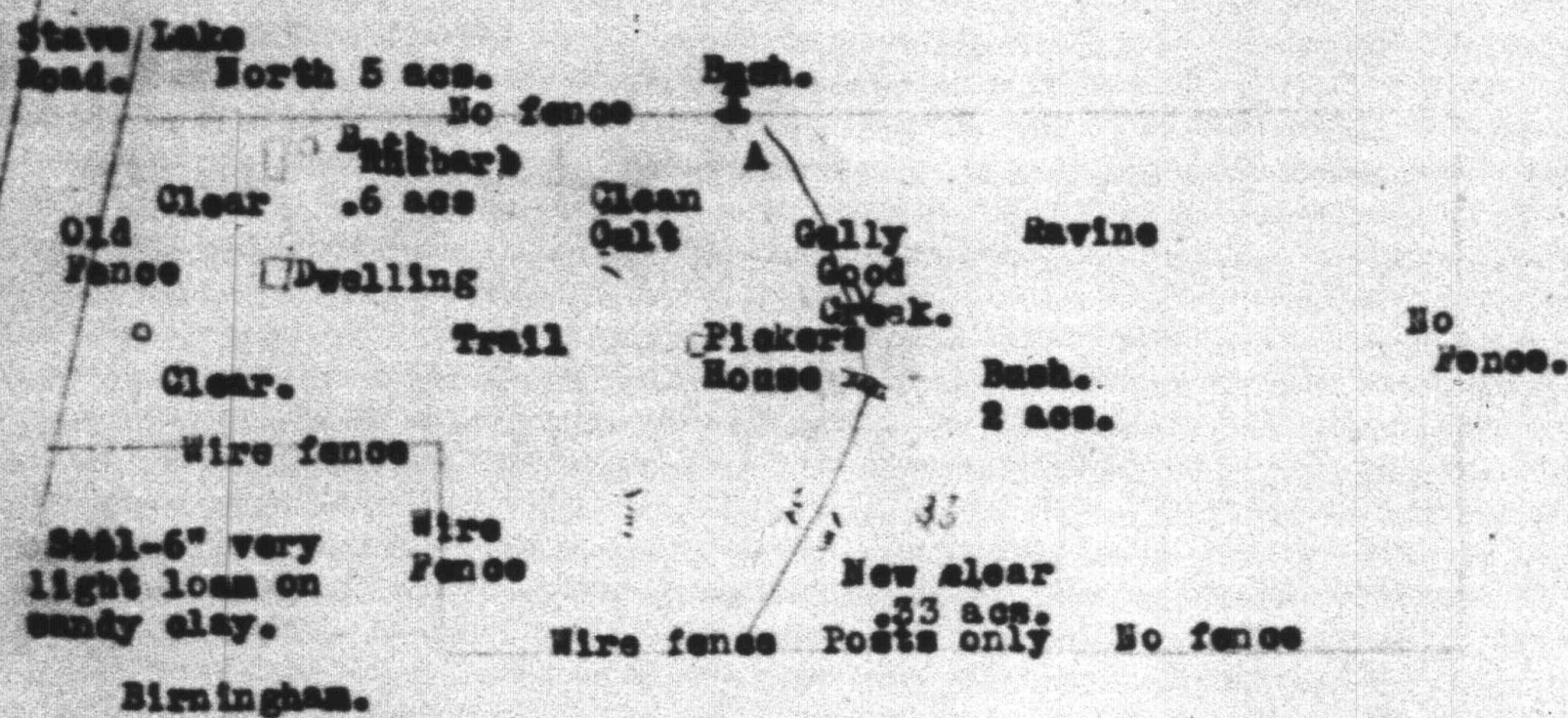
Diagram of Property

Roll #3/7

Sakimatsu OHIZAKI

Lot A of Lot 6, of SW $\frac{1}{2}$, Sec 27, Tp. 17, Map 2110, N.W.D.

Except only North 5 aces, Red on sketch 5512.



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

value is \$ 400.00

Date 22nd May 1942.

"I.T. Barnet"

District Superintendent.

Rec'd	
File No.	9332
Ans.	
Referred	

Tashme, B.C.,
November 3, 1943.

Mr. F. G. Shears,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

FILE NO. 9332

Dear Sir:

Your letter of August 30th last, re: sale of rural property, was received only recently as I had been away to Slocan and just returned.

As to my property, it has been through many years of hardship and perseverance that I had made my homestead and therefore it is not my wish or desire to sell the property, although it is contrary to your request for me to write.

Trusting that you will comply and understand that it is against my wish to dispose of my property.

Yours truly,

S. Onizaki

Sekimatsu Onizaki
Reg. No. 13400

9332

July 30, 1943.

Mr. H. Burningham,
R. R. #1,
Mission City, B. C.

Dear Sir:

Re: ONISAKA, Sekimatsu

Your letter of July 7th asking for a continued lease on the above Japanese' property that you occupy, has been received.

The place is one of those being taken over by the Director of the Veterans' Land Act and we are in the process of handing leases etc., over to the Office of the Soldier Settlement Board here, and just as soon as they have full details a representative from their office will be calling on you to discuss the matter of your future occupancy.

Yours truly,


E. J. McKay.
Farm Department.

GTM/MFP

21

RR1
Mission City
P.B.

June 21st 1943

Department of the Secretary of State
Office of the Custodian

Vancouver B.C. S. ONIZAKI

EVACUATION SECTION	
Rec'd	JUN 22 1943
File No.	
Ans.	
Referred	

Dear Sir

I hereby tender my bid for the purchase of
the following property to wit:

Lot A of lot Site (6) of the South West Quarter (SW $\frac{1}{4}$) of
Section Twenty Seven (27) Township Seventeen (17) according
to a registered map or plan thereof deposited in the Land
Registry Office, City of New Westminster Province of British
Columbia and therein numbered Two Thousand One Hundred
and Ten (2110) same and except the Northerly Line (5) acres
(More or Less) thereof as shown and outlined in red in Sketch
deposited number Five Thousand Five Hundred and Twelve
(5512) Certificate of Title No 110142E

My purchase price for the above property to be
Two Hundred Dollars (\$200.)

Signed W. Birmingham

Extracts from Lease. OK

File #9332.

Lessor: Sekimatsu ONIZAKI.

Lessee: Harold BURNINGHAM.

Date: 29th April, 1942.

Term: 1 year, or duration.

Consideration: One quarter of net proceeds of crop sold
and one year's taxes to Municipality of Mission,
Lessee to have proceeds of three-quarters of
crop.

Property:

Land: Lot 6, S.W. $\frac{1}{4}$ of Section 27, Township 17, Municipality
of Mission, save and except the Northerly 5 acres,
outlined in red on Sketch No. 5512.

House: Included.

Replaced by Lease #480 to H. Burningham
Mayor - Dec 31/43 25th July 1943.

25% of
crop returns 1942
\$12.50

Lease given to S.S.C. July 22/43

9332

March 16th, 1943.

Mr. Harold Burningham,
R. R. #1,
Mission City, B. C.

Dear Sir:

Re: Sakimatsu ONISAKA

We are enclosing herewith for your signature an application to extend your lease on subject Japanese property until December 31st, 1943.

Upon receiving this application form signed, we shall duly complete a lease and forward it at that time for your signature.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

EVACUATION SECTION	
Rec'd	MAR 10 1943
File No.	9332
Ans.	2/16-1/16
Referred	Anderson

(APP 1)
Mission City
P.B.
March 9th 1943

The Custodian Office
Vancouver, B.C.

Dear Sir

File No 9332 Re Lease

Please advise as to whether the Lease on above property will be extended for the years 1943-44, under the same terms as stated in the original lease made between Mr. Sekumatsu Onizaki and myself.

It is very necessary that I know of your intentions in this matter as the time is drawing near, when preparations be made for the required cultivation etc. Please advise at your earliest convenience and Oblige

Yours Very Truly
A. Cunningham

9332

October 21st, 1942.

Mr. Birmingham,
Mission, B. C.

Dear Sir:

Re: Sekimatsu Onisaka

We thank you for your letter of
the 18th instant.

In reply we would advise that in
due course of time our field men will be
contacting you with regard to taking a com-
plete inventory of the chattels the above
left in your care. At that time, it will
be quite in order for you to hand the keys
over to us.

Thanking you in anticipation, we
are

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

OCT 20 1942

The Custodian's Office
Vancouver B.C.

Dear Sirs

Re Sekimatsu Onisaka File No 9332

Your communication with reference to the above matter received in due course. I wish to advise that I have no chattels belonging to the above in my care, or have I assumed any responsibility for their safe keeping. All of Mr Onisaka's belongings are locked up in the building vacated a short time ago, the keys being left with me. These can be had by any official looking after his interests.

Yours very truly
W. H. Munro

RR1
Munro
P.B.
October 18th 1942

Richardson

9332

October 15th, 1942.

Mr. Birmingham,
Mission, B. C.

Dear Sir:

Re: Sekimatsu Onisaka

The above has informed the Custodian, on evacuation, that a quantity of chattels have been left in your care. We would ask that you kindly forward a list of all articles in your possession and a statement stating your responsibility for their safe-keeping.

Thanking you in anticipation, we are

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Richardson

9332

ITR 1

Minneapolis City

B.B.

Aug 15th 1942

Office of Custodian
Dear Sir

On or about May 1st last I mailed to the above office a statutory lease made out between myself and Sekomatsu Onizaki my next door neighbor. Having received no acknowledgment of your having received same, I am writing to ask if you are in receipt of it. Three of these forms were filled out. One of them sent in to you, One the one named Japanese has and one I have in my possession. Would you please advise as to the disposition of funds from the sale of spirit obtained from the leased property held on his behalf.

The lessee is still in possession and has not as yet been evicted. I am not particularly complaining his still being here, but have wondered whether it may have been the reason why I have not been notified before this.

Ernest Henry Furbush
W. W. Warringtonham

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 18 1942

9332

15th August, 1942.

Mr. Harold Burningham,
R.R. #1,
Mission, B.C.

Dear Sir:

re: Sekimatsu ONISAKA.

We have a copy of your lease with the above Japanese, and note that consideration thereof is one quarter of net proceeds from crop and one year's taxes.

Please be advised that all monies owing to Japanese are payable to this office for disbursement from here, cheques to be made payable to the Custodian of Enemy Property.

We note that the house is included in the lease, and would appreciate your advising us as to whether you are using the chattels contained therein. If so, would you please make a complete list of same and forward it to this office, with a statement of your responsibility for their safe-keeping.

Yours truly,

Manager,
Farm Department.

WEA:OF

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 9332

MUNICIPALITY: MISSION, B.C.

Date: 2nd. Dec. 1942

NAME: ONISA KA, Sekimatsu (Mr.)

REGISTRATION NO. 13400

ADDRESS: Stave Lake Rd., Mission (next door to #470-about 1½ miles up
Stave Lake Rd. east side.

PROPERTY:

ACREAGE: 5 acres, about 2½ cleared

KIND OF CROPS: Strawb., Rhubarb, few fruit trees

APPROXIMATE ACREAGE OF EACH: ½, ½.

HOUSE: 1 storey & basement VACANT: X

OCCUPIED:

DESCRIPTION: Frame-lower part shingles ROOF: Shingles

SIZE: 18'x18'

NO. OF ROOMS: 1

CONDITION: Fair

OTHER BUILDINGS: Rhubarb house-26'x36'-good; 2 old packing sheds-14'x16'-poor
old shed-10'x20'-poor.

NAME OF LESSEE OR RENTOR: Mr. Birmingham, 470-Stave Lake Rd., Mission.

TERMS: Lessor ¼, lessee ¾ of sale of crop.

WATER: Well

ON:

OFF:

LIGHT: None

ON:

OFF:

REMARKS: Doors and windows of house and rhubarb house securely
locked. Mr. Birmingham has the keys.
Mr. Birmingham does not accept responsibility for chattels
left.
Protection poster affixed.

INVENTORY OF CHATTELS LEFT ON PROPERTY: In house-main floor:-

~~1 Sm. platform scales~~
~~1 Gal. coal oil can~~

~~1 Mail box~~
~~1 Lantern~~

~~2 Wicker baskets~~
~~About 100' rope~~

In basement:-

~~1 Old cookstove~~ No V
~~Few kit. utensils & dishes~~
~~1 Broken digger~~
~~1 Doublebitted axe~~
~~1 Blacksmith's hammer~~
~~1 Coal-oil table lamp~~
~~1 Garbage can (galv.) old clothes~~
~~2 Tin pails~~

~~1 Scythe-broken blade.~~ 1 Old handsaw
~~1 1 & 2 gal. crock.~~ 1 Sickle
~~2 Shovels~~
~~2 Hoes~~
~~2 Peavees~~
~~1 Hatchet~~
~~2 Saw sets~~

~~1 Rake~~
~~1 Mattock~~
~~1 Sledgehammer~~
~~1 10 gal. crock~~
~~2 Framed pictures~~
~~1 Plane~~

In rhubarb-house:-

1 Old heater *Paint out
+ Cracked*

~~2 Clothes line pulley wheels.~~

Signed:

B. I. Williams

H. Logan

NOV 28 1947

113
B2272P-2088B

Inv 3

933 v

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

(1) NAME Onizaki Sekimatsu (RCMP) Reg. No. 13400
(Print) Surname Given Name

(2) Pre-Evacuation Address Mission City, B.C.

(3) Present Address 811 Simpson Street, Fort William, Ontario

(4) REAL ESTATE

(a) Street Address (if any) Mission City B.C.
City or Municipality, Province

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

Lot No. "A" of Lot 6 - S. W. 1/4 of Section 27, TP 17

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

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

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

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

- (i) Land - - - - - \$
(ii) Buildings - - - - - \$
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$1700.00 1500.00
\$ 338.64 332.00

(v) Amount at which Custodian sold property and credited your account - - - \$1361.36
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - -

(5) PERSONAL PROPERTY

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

Above property Stave Lake Road - Mission City

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

In the house

(c) How stored or packed at time of evacuation Lo cked

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Left key with neighbor

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

1.	Estimated Value \$	48.00
2.	Three Cross Cut Saws	Estimated Value \$ 17.00
3.	one Scale	Estimated Value \$ 35.00
4.	Peavees, Bars, Carpenter Tools, etc.	Estimated Value \$ 100.00
5.	Miscellaneous household goods	Estimated Value \$ 190.00
6.		Estimated Value \$ 18.36
7.	Received from Custodian	Estimated Value \$ 18.36
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 171.64

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 1533.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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

DOMINION OF CANADA
(Province of Ontario)
TO WIT:

I, Sekimatsu Onizaki
of Port William
in the City of the City of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Port William
in the Province of Ontario
this 22 day of November

A.D. 1947. *[Signature]*
A Commissioner etc.

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

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Fort William, Ontario,
April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
SEKIYAMATSU ONIZAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

MR. CHERNIACK: I ask leave to amend, my lord. The real property total value is \$1500.00, sir, the gross sale price was \$322.00, and the net loss is \$1178.00. As to the chattels, my lord, the value is \$100.00, the sale price is \$23.45, and the loss is \$76.55.

SEKIMATSU ONIZAKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

10 DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Onizaki, I show you a typewritten statement.
Was this prepared in accordance with your instructions -- two statements? A: Yes.

Q Are these your signatures? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIACK: My lord, I file the real estate statement as Exhibit 1, and on behalf of my learned
20 friend I will file the S.S.B. appraisal as Exhibit 2.
(STATEMENT MARKED EXHIBIT NO. 1).

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Your Lordship will find in Exhibit 1
the statement that the claimant purchased the
property in 1930 from Y. Muraki for \$270.00 at
which time it was allbush. The property consisted
of five acres. The claimant states he cleared
four acres and he sets out the crop consisting of
one acre. In that connection I would like to bring
30 your Lordship's attention to Exhibit 2 wherein the

S. Onizaki,
In Chief.

appraiser states that only three acres were cleared as compared to the statement in Exhibit 1 that four acres had been cleared. He constructed about 400 feet of ditching, no covers, and planted about ten fruit trees. The appraiser in Exhibit 2, my lord, estimates the reclamation cost at \$150.00 per acre. In Exhibit 1, my lord, the claimant sets out the buildings, their description, the dates when they were built and the estimated cost of same. The appraiser in Exhibit 2 shows his valuation at \$420.00 and then writes it down to \$175.00 for the purposes of adding to the value of the land. His total value of the farm is shown at \$328.00, and the district superintendent, Mr. Barnett, gives his opinion at \$400.00. The appraiser in Exhibit 2 points out that this property is one mile from Mission on a good main road. The comment of the claimant in Exhibit 1, my lord, is that the tillage was good while he was there. The buildings described as poor were quite serviceable for the purposes used. He sets out that the soil is good for berry growing and the holding is suitable for a small fruit and poultry farm and shows as the estimate of value at the date of sale, \$1500.00. I file as Exhibit 3, my lord, the personal chattel statement of the claimant.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: In this case, my lord, the Custodian's file gave us no information whatsoever, that is in regard to the chattels. There is reference to an

S. Onizaki,
In Chief.

inventory, but apparently no inventory was found.

MR. HUNTER: There is one here if you would like to see it.

MR. CHERNIACK: You have it? Is it on the file given to us.

MR. HUNTER: It may not have been. It may have been in this envelope.

MR. CHERNIACK: Our difficulty in this connection, my lord, was that after six years, it is rather difficult for a man to be able to itemize each and every article which he had and since we didn't have the inventory we were unable to enlarge or fully describe the items which the claimant had left on the property. The analysis sheet, which my learned friend may file if he likes, gives us no information except the prices of the individual items -- no, the total items were sold, that is miscellaneous household goods sold for \$10.00, and we were in the position in this matter of being unable to fully set out the particulars. In any event, the amount in this case was small and the claimant has only estimated in round figures the values for the types of articles that is \$20.00 for his carpenters' tools, \$35.00 for the household articles, and here he was relying entirely on his own memory, without any assistance from the Custodian's file. He has given the information on two items, my lord, as you will note on Exhibit 3.

THE COMMISSIONER: Yes, I see.

MR. HUNTER: It is submitted, my lord, that the real

property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Witness, is this your signature on this J.P. form?

A Yes.

Q Is the information given in this form information which you gave to the person who drew up the form?

10 A Yes.

MR. HUNTER: Under the statement of personal property owned in this J.P. form, dated the 15th of May, 1942, it says, "Carpenter tools, farm implements, little household furniture in my house at R.R. No. 1, Mission, B.C." I would tender that as Exhibit 4.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUNTER: Despite the sad lament of my learned friend on behalf of his client, I would like to congratulate his client; he seems to have remembered everything on the inventory, my lord. I would
20 tender the inventory dated the 2nd of November, 1942, as Exhibit 5.

(INVENTORY MARKED EXHIBIT NO. 5).

MR. HUNTER: I don't feel that the analysis contributes anything, unless my learned friend wants it filed.

MR. CHERNIACK: It is of no use whatever.

MR. HUNTER: If your Lordship will refer to Exhibit 5, I think it will be seen that all the items there which were crossed out and which were sold appear
30 to cover anything that was worthwhile. The rest of

the things seem to be stated as "old" or obviously of little or no value.

THE COMMISSIONER: You are not able to produce the auction sheets in this instance?

MR. HUNTER: Yes, my lord, I have them here.

THE COMMISSIONER: It might be helpful to have them. It does give some idea of whether reasonable prices were realized or not.

10 MR. HUNTER: First of all I will file a certificate of W. Anderson, dated December 13th, 1944, showing what was missing from the original inventory at the time of sale, namely, 2 and 10 gallon crock, 2 picture frames, and a plane; and left as being of no value, a cook stove, heater, scythe, and digger. The tenant gave us the following explanation, "Could not remember seeing the missing articles, however of little value." The next is the auction sheet showing the items sold on December 13th, 1944, at Mission City.

20 (REPORT MARKED EXHIBIT NO. 5).

(SUMMARY MARKED EXHIBIT NO. 6).

THE COMMISSIONER: It would be satisfactory to put them both in together?

MR. HUNTER: Very good, my lord. I don't think that I can contribute anything useful as far as the individual items are concerned as he has grouped them and given a blanket valuation.

30 THE COMMISSIONER: With the auction sheets I think I can get as much information as is possible to glean from what I have here. Any re-examination,

Mr. Cherniack?

MR. CHERNIACK: No, my lord.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

MR. CHERNIACK: My lord, may I just interject at this time to say that possibly my manner of presenting my claim is such that it is assumed to be a sad lament. It isn't meant as such, and in this case I have nothing to worry about.

10 THE COMMISSIONER: You are not unduly sensitive, are you, Mr. Cherniack?

MR. CHERNIACK: No, that is what I want to say. I want to point out it is not meant so much in this case but as a general criticism of the files I have received in Fort William.

THE COMMISSIONER: I would not worry about that, Mr. Cherniack.

MR. CHERNIACK: That is not what I am getting at, my lord. The files have been incomplete, much more so
20 than in Winnipeg, and while nothing can be done about it now, I feel there will be a great many more files made up by the Custodian and I want to register a complaint with your Lordship and see if the Custodian can supply more information. I did it before and it didn't have the effect that I hope what I have to say now will have.

THE COMMISSIONER: Does that register just as effectively as the previous comment did, Mr. Hunter?

MR. HUNTER: My lord, if my learned friend would like
30 the master file, it is available at any time, and

Discussion.

he can read the whole thing.

MR. CHERNICK: If that is an invitation for the future,
I will accept it. I will take a chance on it.

(PROCEEDINGS ADJOURNED SINCE DIE)

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

J. P. Harobin

"T.P. HORROBIN"
Official Reporter.

10

20

30

DEFENCE BRIEF
Sekimatsu ONIZAKI

Ft. William, Ont.
April 22, 1948.

File No. 9332

Case No. 967

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$1500.	\$328.	\$322.

Witnesses: 1. R.L. Ramsay - S.S.B. Appraiser, Exhibit No. 2. 'Only 3 acres cleared. Dwelling not habitable without repairs. Poor upstairs and wants finishing up and down. Cost about \$100. Forcing house good only for salvage unless used for rhubarb. Land poorly tilled.'

2. F. G. Shears - to verify report of B.T. Williams and H.J. Logan, dated 2 Dec.1942, Exhibit No. 5. 'About 2½ acres cleared, ½ acre in crop. Condition of sheds - poor.'

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

<u>2. Chattel Claim</u>		<u>Sale Price</u>
\$100.00	(Auction)	\$23.45

Witnesses: 1. W. E. Anderson - to prove sale by auction and Summary dated Dec. 13, 1944. Exhibit No. 6 'Articles missing - 2 crocks, 2 picture frames, plane - of little value. Articles abandoned, no value - cookstove, heater, scythe, digger.'

Summary of Defence
Witnesses

Where
Required

Summary of Documents
to be filed

Witness Proving
Same

R. L. Ramsay

1

F. G. Shears

1

W. E. Anderson

2

Name of Claimant ONIZAKI, Sekimatsu

Case 967

Custodian File 9332

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% 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			
					321.00	274.29					274.29
PERSONAL PROPERTY											
Motor Vehicles			Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
60.00	25.45	7.03	29.31	20.00	5.86		12.89				
TOTAL RECOMMENDATION											287.18