

11268



File No. 11268

March 30th, 1948.

REAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT: (Mr.) Seitaro SUGAMORI Reg. No. 03122.

PROP. SUBJECT  
OF CLAIM: 943 Keefer Street, Vancouver, B.C. (Catalogue No. 128)  
being  
City of Vancouver, Lot 32, Blk. 78,  
D.L. 181, Gp. 1, N.W.D., Plan 196.

CLAIM: Estimated fair market value as per claim: \$8,000.00  
Custodian Cr. as per claim 971.43  
(Actual Gross Selling Price \$1,200.00)

CLAIM - - \$7,028.57

REFERENCES

HISTORY

No JP Declaration ever signed by Seitaro SUGAMORI according to our records.

- RP.1 C of E dated April 6/43, notes vesting in the Custodian.
- RP.2 Assessed Value (1943)
- |              |          |
|--------------|----------|
| Land         | \$400.00 |
| Improvements | 1150.00  |
- RP.3 Valuation - Johnson, Reeve & Watson, July 19/43, \$1,200.00.
- RP.4 Offer rec'd., Ker & Ker Ltd., on behalf of George Rejesvich, July 16/43, \$1,000.00 Rejected.
- RP.5 Offer rec'd., Ker & Ker Ltd., on behalf of Mrs. Tekla Bjorkroth, July 17/43, \$1,200.00 ACCEPTED.  
Approved by Advisory Committee - Aug. 5/43.
- RP.6 Seitaro SUGAMORI advised of sale of property, \$1,200.00, Feb. 7/44.
- RP.7 Photograph taken May 18/43.

Statement of Account to date.

*J. Sprink*



11268

Date April 20/43

(Surname in Block Letters)

Age Dec. 3, 1885

Former Address 943 Kiefer St., City

Naturalized - Canadian-Born - National  
(check)

(check)  
 c/o Smith Estate, Mrs. H. Hanson, Gray Springs  
 Lethbridge, Alta. 13/2/47.  
 8 Larch St., Toronto, Ont. - Mar. 30/48.

Name of Wife

Name of Husband

Name of Father

Names of Children under 16

Requested by

Registered with Custodian

### Additional Information

(Yes or No)

Additional Information Carpenter. Owner of land &  
house at above address. (Yes or No)



DOUGLAS W. REEVE, F.S.I.  
CHARTERED SURVEYOR AND VALUER  
GEORGE A. WATSON

EXHIBIT No. 1243-5  
DATE NOV 11 1943  
FILLED BY K. A. Christie

TELEPHONE MARINE 8264  
CABLE ADDRESS "JONREE" VANCOUVER

**JOHNSON, REEVE AND WATSON**  
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.

19th July, 1943.

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

File No. 11268

Dear Sir:

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

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

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

Yours faithfully,

JOHNSON, REEVE & WATSON  
per D. W. Christie



## INVENTORY

Page I

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

Total

~~318.00~~

321.00

Continued with list of carpenters tools (page 2)



## INVENTORY (cont.)

Page 2

2	Carpenter's Tool Box	\$25.00
3	4ft. Clamps	30.00
I	Stanley Adjust. Curve Plane	9.50
I	Adjust. "S" Wrench	4.50
I	Saw Setting Vices	2.50
I	Hand Drill & Bits	6.00
I	Tin Snips	3.50
2	Crescent Wrench 14" & 18"	8.00
2	Fine Tooth Japanese Saw	7.50
II	Planes (Jointer, Rabbet, bullnose, moulding etc.)	20.00
I	Carpenter's Drawing Knife	3.50
4	Ship Augers, 2 1 inch 7/8 inch & 1 1/4	10 .00
I	Large Set of Taps & Dies	36.50
I	Tri & Mitre Square	2.50
I	Brace	3.75
I	Saw Hammer	4.50
I	40lb . Anvil	8.75
3	Cold Chisel	1.00
I set	Cobblers' Last	2.50
I	Shovel	1.50
I	Double Bit Axe	4.50
2	Brick Trowel	.75
I	Wooden Mitre Box	.75
I	Wheelbarrow	5.00
4	Mandrill	3.00
3	Belt Puch	.75
3	Builder's Jacks	22.50
	Text Books, novels etc	45.00
	Large Japanese Dolls	40.00

Total Page 2..... \$13.25  
 Page I..... 316.00  
 \$ 629.25

313.25  
 321.00  
 \$ 634.25



File No. 11268

March 29/48.

MEMORANDUM - Mr. Hunter.

Re: Seitaro SUGAMORI - Reg. No.03122.

Letter - Dec. 15/42, states John Rennie being Japanese Agent and wishes to be released from the responsibility of handling this house. Ker & Ker Ltd., are to be appointed agents.

Report from Ker & Ker Ltd., Dec.31/42, lists chattels found on property.

No JP Form has ever been rec'd., from Seitaro SUGAMORI in spite of several requests by this office. However, Jan.7/43, (this letter will be found on claim file) Seitaro SUGAMORI lists articles and furniture left in front house of the property. Ker & Ker enclosed in their letter of Feb.5/43, list of chattels which John Rennie rec'd., from Sugamori. This list agrees with list Sugamori sent us in his letter of Jan.7/43. It might be noted that the list from Ker & Ker states valuation of chattels.

See letter May 11/46 re trunks decl. in letter Jan.7/43.  
(not in claim)

Memo - Jan.28/47. Notation by Mr. Wills states building was ransacked before Custodian could remove Chattels to Auction Room.

Letter - Sept.24/46, Sugamori returned Auction Sheets with owners' names opposite their respective chattels, the rest of the chattels he declares belong to him. Transfers have been made accordingly.

*J. Sprad.*



11268

February 7, 1944.

Mr. Ettore SUGARHI,  
Registration No. 03122,  
Lethbridge, Alberta.

Dear Sir:

Re: Catalogue No. 128  
943 Keefer Street  
12/78/181

Please be informed that 943 Keefer Street has been sold as of October 4, 1943 for the sum of \$1,200.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price		\$ 1,200.00
Less Real Estate Agent's Commission @ 5%	\$ 60.00	
" Taxes	91.26	
" Discharge of mortgage	116.83	
" Water rates	25.10	
	<u>\$ 293.19</u>	<u>293.19</u>
Net credit to your account		<u>\$ 906.81</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:ED

cc to R. C. Security Commission.



December 31st 1942.

File Number 11268

Registration No. nil

SUGAMORI, Seitaro

945 Keefer Street, Vancouver, B.C.

MAGNIFICATION SECTION	
JAN 4 1943	
To file	
From	
By	

LOCATION AND NATURE OF PROPERTY:

945 Keefer Street, Vancouver, B.C.  
Lot 32, Block 78, D.L. 181, Group 1,  
New Westminster District.

OWNERSHIP:

SUGAMORI, Seitaro.

BUILDING:

(a) 945 Keefer Street - Front

This is a small frame dwelling situated on the north side of Keefer Street between Campbell and Baymur Avenues. There is a small fence across the front of the lot and a small verandah on the front of the dwelling. There is a small hallway on the right hand side. On the left hand side there is a doorway leading into the living-room, approximately 11 x 11. Off the living-room on the right hand side is a bedroom, approximately 9 x 9. Double doorway leads from living-room to dining-room, door from dining-room to kitchen which has a sink. Off the kitchen there is another bedroom towards the front and East side of the premises, this is approximately 8 x 9. There is also a large pantry and a toilet on the east side of the dwelling off the kitchen. Going back to the front hall again there is a small open stairway which leads to attic space where there is one bedroom and the balance is storage. The interior and exterior of this dwelling are only in fair condition. There is no basement. At the rear of the dwelling there is a small shed which apparently has contained a Japanese bath and is now utilized for storage purposes.

(b) 945 Keefer Street - Rear

There is a walk running from Keefer Street on the west side of the front dwelling which leads to a two storey rear dwelling. This dwelling is built of cedar siding and has been newly painted. There is a verandah, entrance hall, on the east side of which is a living-room approximately 10 x 12. The front hall opens into a rear hall which runs to the west side of the premises. It is necessary to cross this hall from the living-room to gain access to the kitchen. The kitchen is large and modern. Off the kitchen there is a nice pantry with a sink and to the rear of the kitchen there are two bedrooms, one on the East side of the premises and one on the west side. The dwelling is built on the extreme rear of the lot and these bedrooms look out over the lane. Off the rear hall on the east side of the dwelling there is a toilet. Open stairway which leads upstairs where there are apparently three rooms. The present tenant is renting this space to another lady who is utilizing one room as a dining-room another as a bedroom and living-room and the hall as a kitchen; in the hall there is a kitchen stove. The third room at the rear of the upstairs is boarded up and contains furniture and goods of the Japanese owner.



We note from your letter to us of December 14th 1942, that Mr. John Rennie who is attending to the management of this property claims he spent \$150.00 of his own money on repairs. This money which has been spent by Mr. Rennie must have been spent on the rear dwelling as it is in perfect condition inside and out. Incidentally, the present tenant claims that she also spent a considerable amount of money on the dwelling.

This house has a full basement although it is not the usual height, it is approximately 5 ft. high and has a concrete floor and also concrete walls. There is no furnace in the basement but a large stove which is connected to a brick chimney for heating purposes. Also there is a Japanese bath with a fire pit under same. In one corner of this basement there is a large quantity of furniture stacked up.

LAND:

The size of the Lot is 25 x 122

TAXES:

Balance of consolidated arrears owing \$ 38.04  
1942 gross taxes \$50.78, rebate \$2.03

ASSESSMENT:

Assessment of Land	\$ 400.00
Assessment of Buildings	\$1150.00
	<u>\$1550.00</u>

INSURANCE:

In connection with the insurance, the evacuee, as you are aware, has left the City, and we could not obtain any particulars from the tenants in either the front or rear premises as to whether any insurance was carried on either dwelling or on the furniture contained therein.

Dealing first with dwelling (a) this house should be insured for an amount of not less than \$500 and not more than \$750. The dwelling is also full of furniture which is being utilized by the tenant and in our opinion this furniture should be insured for not less than \$300 or more than \$500.

The rear dwelling (b) should be insured for not less than \$800 or more than \$1000. Regarding the furniture which is contained in the rear dwelling, this is not being utilized by the tenant but is stored in an upstairs room which is boarded up, and also in the basement. It would be difficult to arrive at a value. We would say that it might be advisable to place \$500 on the furniture which is stored by the Japanese evacuee on the premises. There is a question which arises in connection with insurance and that is the heating stove which is connected to the brick chimney in the basement. This might pass the insurance company but we do not know how they would react to the Japanese bath with the open fire pit. We think it would be necessary to have this examined prior to any policy being written.

We would request in connection with insurance that you take this matter up with Mr. S.M. Gibson of your Insurance Department and if there is insurance, as we have been appointed Agents to take over the management of this property, we would request that you have your Insurance Department forward us particulars of the existing policies and if they are not satisfactory we will make our recommendations.

FINANCIAL POSITION:

(A. Front) - The tenants in this property are John L. Burns and John Armstrong who, according to them, rented the premises from the Japanese owner on September 22nd 1942 at a rental of \$8.00 per month, the said rent to be paid as follows:- \$5.00 per month to be paid to the Singer Sewing Machine Company and \$3.00 per month in labour and repairs to the premises. This was apparently a verbal arrangement. Therefore up to December 22nd 1942 they presumably owe three months rent. We demanded



the receipts from the Singer Sewing Machine Company and they produced the following:-

Account #5590. Receipt #693945-41 September 29th 1942, \$5.00.

Account #5590. Receipt #U-285953-41 October 30th 1942. \$5.00.

Account #5590. Receipt #U-291402-41 November 25th 1942. \$5.00.

They informed us the total amount due the Singer Sewing Machine Company was \$81.00. They are therefore short a payment to the Singer Sewing Machine Company in the amount of \$5.00 for the period from December 22nd to January 21st 1943. In addition we have no way of telling as to whether the account number on which these monies are being applied is the account of the Japanese owner of the property. Regarding the \$3.00 which they are supposed to spend on labor and repairs, we doubt very much whether any work has been done in this connection. These two men are apparently renting the upstairs room to another elderly gentleman.

In view of the fact that there are taxes, repairs, collection charges, etc. against this property, unless the rear dwelling will pay sufficient revenue to take care of both premises, we do not see how the financial position of this dwelling can be carried on in the above manner. In your letter you state that Mr. John Rennie who was supposed to look after the management of this property, had been unable to collect any rent from the tenant in the front house. We doubt if any rent could be collected. We think that steps should be taken to put the matter on a good basis, give them so many days to pay a reasonable rent and if it is not paid take steps to procure the premises for rental purposes.

(B. Rear) - Apparently Mr. John Rennie has collect rent from the tenant in this property, Mrs. Tekla Bjorkroth, since June 1st 1942 to December 31st 1942, which would be seven month rent at \$15.00 per month, or \$105.00, and has spent the sum of \$150.00 on the premises. We therefore cannot see where this property is in good financial shape. Why Mr. Rennie saw fit to spend \$150.00 on these premises for a tenant who is only paying \$15.00 per month, and who states she has spent a great deal of money on the property herself, is beyond our comprehension. We would suggest that Mr. Rennie be called upon to show your Department where these monies have been spent on the dwelling.

Once again we wish to point out that in view of their being no revenue from dwelling (a) and all money being spent from dwelling (b) for renovation and repairs we cannot see how the property as a whole can be expected to carry itself under these conditions. Kindly advise us of your wishes in connection with the rental of both of these premises. We, in accordance with your letter of December 14th 1942 were requested to investigate and take over the management of these premises and we will immediately advise both tenants to this effect.

FURNITURE:

Following is a list of furniture in (a) which is being utilized by the tenant.

LIVING ROOM - 1 only Chesterfield  
1 " " chair  
1 " " chair  
1 " linoleum carpet  
1 " table



BASEMENT: 1 only heating stove.

In addition to the above, in the basement there is a large quantity of Japanese furniture piled in one corner and it would be practically impossible to check it without taking half a day's time. As previously stated there is also a room at the rear of the attic which is full of Japanese furniture. This room is boarded up but we could see the articles through the cracks in the boards. You can appreciate that this firm can take no responsibility in connection with the furniture in either dwelling.

REMARKS:

(a. Front) We think that the rent being obtained for these premises, namely, \$8.00 per month, is extremely low and the manner in which it is being paid is ridiculous. We think the most satisfactory way to settle this matter would be to set a definite rent for the premises, the Agent to pay the Singer Sewing Machine Company \$5.00 per month and forward the balance of the rent to your office in the usual manner. If an arrangement along these lines cannot be made, it would seem to us that the rent is in arrears and therefore steps could be taken to evict these gentlemen.

(b. Rear) In connection with these premises it would be interesting to know where the \$150.00 was spent and also what the tenant spent on the premises. We also believe that the method of firing the Japanese Bath is contrary to the Fire Laws and the stove placed in the upstairs hall is contrary to the Fire Laws. In this connection we will await your instructions prior to taking any action. In this dwelling, although a considerable amount of money is said to have been spent, the stairway should have a hand-rail placed on same immediately otherwise somebody will be seriously injured and the office of the Custodian, and we as Agents, could subsequently be sued. We would therefore ask your instructions to proceed to place a hand-rail on this Stairway. In addition to this there is a rear window which is broken and it might be advisable to replace this unless we can insist that the tenant do so in view of the low rent. Your instructions in this connection would also be appreciated.

RECOMMENDATIONS:

We would recommend that your Department give serious consideration to placing the front dwelling (a) on a better basis and instruct us to take action accordingly.

Regarding dwelling (b) rear, the rent is undoubtedly extremely low for these premises but it is questionable as to whether it can be increased in view of the fact that the tenant made these arrangements with the owner and has at all times paid her rent on the due date. Therefore this arrangement should be allowed to stand.

THE RENTAL VALUE:

In our opinion the proper rental value of (a) should be not more than \$15.00 per month.

In our opinion the proper rental value of (b) should be not more than \$25.00 per month.

THE SALE VALUE:

In our opinion the sale value of this property including both dwellings would be \$1700 gross.

This property was inspected by Mr. J.M. Anderson, Rental Manager, and the writer on December 30th 1942.

KER & KER LTD.

Per. *Alan N. Ker*



5712  
11268  
13793

December 29th, 1944.

Mr. Tomejiro ISOCAI,  
Reg. No. 07302,  
Box 33,  
Iron Springs, Alta.

Dear Sir:-

We have been some time in answering your letter of November 8th but have now carefully scrutinized our files and have the following comments to make.

We see that your wife is in Japan, that your only adult son at the time of evacuation declared no property in the protected area and that you also, when you registered your assets with the Custodian on April 21st, 1942, declared no property whatsoever in the protected area. Your file shows, however, the sale of two Ford trucks and a radio originally handed to the R. C. M. P., as well as the shipment of two cameras also entrusted to the R. C. M. P.

In September 1943 you applied for shipment from 943 Keefer Street being the house of Seitaro Sugamori, of a number of items, including an electric sewing machine, typewriter etc. Shipment of articles required was made except for a gentleman's evening dress and carton of threads, which could not be found.

In September 1944 you wrote claiming a long list of effects left in the rear house at 943 Keefer Street. We advised that the proceeds of all articles removed therefrom and sold had been credited to Seitaro Sugamori and it would be necessary for us to receive his confirmation of your ownership. To this we now turn.

Seitaro Sugamori was evacuated on March 23rd, 1942. He did not register before evacuation, probably not having had the opportunity and has never since answered our requests to do so. He did, however, (January 7th, 1943) send us a list of belongings left in the front house. In this connection it was not until December 1942 when Mr. Rennie called on us, that we knew of Seitaro Sugamori's ownership of 943 Keefer Street. Neither Mrs. Sugamori nor any of the children declared



B.R. Dusenbury  
Office of the Custodian.



File No. 11268

EXHIBIT No. 104-11

DATE NOV 11 1946

FILLED BY

SUMMARY

October 28th, 1946

PERSONAL PROPERTY

Seitaro SUGAMORI,  
Reg. No. 03122

CHATELS: - See Chatels Schedule.

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

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

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

*B.R. Dusenbury*  
B.R. Dusenbury  
Office of the Custodian.



NAME

SUGAWORTH, S. J.

DATE

NOV 11 1944

FILE NO.

11268

REGISTRATION NO. 03122

FILE NO. 11268

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

Child's scooter - <i>W. J. Sugaworth</i>	\$ 1.50
2 Sausages	1.10 K
Large sausage	2.25 K
2 Biscuit jars	0.60 K
Carton of crockery	2.00 K
Baller, crockery & miscellaneous	1.70 K -
Carton of crockery	1.50 K
Scooter - <i>W. J. Sugaworth</i>	1.50
Mental clock - <i>W. J. Sugaworth</i>	3.50
Picture - <i>W. J. Sugaworth</i>	1.50
Dish pan & shade	0.50 K -
2 Dolls - <i>W. J. Sugaworth</i>	2.00
Sledge	0.50
Bag, pair of gun boots	1.00 M
2 Pictures & 2 boxes - <i>W. J. Sugaworth</i>	0.50
Paper - <i>W. J. Sugaworth</i>	0.50
Round dining table - <i>W. J. Sugaworth</i>	4.00
Wash stand - <i>W. J. Sugaworth</i>	0.75
Dresser	8.00 F -
Wooden cabinet	1.00 F -
Dresser	0.75 F
Chest of drawers	3.00 F -
Wardrobe	5.00
Book case	5.00 F -
Ball top desk - <i>W. J. Sugaworth</i> <i>freight?</i>	25.00
Type desk	8.00
Library table	4.00 F -
Chest of drawers	5.50 -
Total:	Carried Forward
	\$ 92.15

SUGAWORTH, S. J.

SUGAWORTH, S. J.

SUGAWORTH, S. J.

SUGAWORTH, S. J.

SUGAWORTH, S. J.



NAME SUGANDHI, BaitaraREGISTRATION NO. 03122FILE NO. 11268

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

Brought Forward	\$92.15
Bamboo book case - <del>MAGGONER TULAKA</del>	0.75
Wooden cupboard	4.75 F
Library table	0.50 F -
Desk	4.00 F
Table & cabinet	1.00 F -
Chest of drawers	7.00 F -
Dresser	7.00 F
Chest of drawers	2.75 F -
Steel office cabinet	26.00
Desk	25.00 F -
3 Piece Chesterfield suite - <del>MAGGONER TULAKA</del>	77.00
Wooden cabinet	3.00 F -
Home made dresser	2.00 F
Gas stove - <del>MAGGONER TULAKA</del>	15.00
Bed only (no spring) <del>M. SUGANDHI</del>	4.00
Bed & spring <del>M. SUGANDHI</del>	1.00
Bed & spring	2.00 F -
Bed & spring <del>M. SUGANDHI</del>	13.00
Roll of Lino <del>M. SUGANDHI</del>	3.00
Roll of Lino <del>M. SUGANDHI</del>	1.50
Paper cutter - <del>MAGGONER TULAKA</del>	3.25
Coal range	15.00
Heater	3.50 F -
Miscellaneous	0.35 F
Box & contents	0.25 F
2 Burner gas plate	2.00 F -
Roller & contents	0.50 F
Total:	Carried Forward \$317.25

*Nakashima  
7468040*

*X none declared  
11441*



NAME SUGAMORT, Seitaro

REGISTRATION NO. 09122

FILE NO. 11268

The following chattels were sold by public  
auction at 992 Powell, Vancouver, B.C. on April 13, 1944.

	Brought Forward	
Table		\$ 317.25
Table		0.50 F -
Table (unpainted)		0.25 F -
Miscellaneous		0.10 F -
Flat bottom boat		0.40 F -
18 Kitchen chairs & stool	(2) in stock. File 3040-2.12	13.00
Heater		5.00 F -
		2.00 F -

Total:		<u>\$ 338.50</u>
Less Expenses:	(Auctioneer's Fee: \$33.85	\$ 75.15
	(Advertising: 4.48	
	(Moving: 36.82	
Net Proceeds Credited:		<u>\$ 263.35</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 17

Remarks.



NAME SUGAMORI, Scitare

REGISTRATION NO. 03122

FILE NO. 11268

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

1 Pictures  
1 medicine cabinet

\$ .25 A  
.75 f

Total:

(Auctioneer's Fee: \$ 0.10  
Less Expenses: (Advertising: 0.02  
(Moving: 0.11

\$ 1.00  
\$ 0.23  
\$ 0.77

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 18.

Remarks.



EXHIBIT NO. 144 - PDATE NOV 11 1945

FILED BY

NAME SECURITY, SaitamaR. H. DringREGISTRATION NO. 08122FILE NO. 11262

The following chattels were sold by public

auction at Vancouver, B. C. on November 28th, 1945.

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

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

Members of Custodian Staff Present. Mr. Mills

Extracted from Auctioneering List No. Vancouver 55

Remarks.



File No. 11268

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

SUMMARY

PERSONAL PROPERTY

Seitaro SUGAMORI,  
Reg. No. 03122

CHATELS: - See Chatels Schedule.

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

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

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

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

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

March 15, 1949.

*[Signature]*  
BT



File No. 11268

EXHIBIT No. 1146-11  
DATE NOV 11 1946  
FILED BY R. D. [illegible] 12th, 1946  
— SUMMARY —  
— REAL ESTATE — Reg. No. 03122

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

Registered in the name of: Seitaro SUGAMORI,

Title: Clear, except for registered Mortgage for \$300.00 to John R. Ross as shown on Certificate of encumbrance dated April 6, 1943 on file. Mortgage paid off and discharged as Jan. 15, 1944.

Sold to: Tekla Bjorkroth and Sigfried Gullmes for \$1200.00 Cash as Oct. 4, 1943.

Title delivered to: Ker & Ker Ltd., Agents for purchasers as February 24, 1944. Certificate of Title No. 96059-L. Adjustments completed.

Funds released to: Seitaro SUGAMORI as February 7, 1944.

Chattels: Not involved.

Fire Insurance: Transferred on Buildings to new owners

Remarks: This property was handled under the agency of Ker & Ker Ltd. and they reported on same Dec. 31, 1942. There was a small frame dwelling and a two storey one on this property. The rental on the smaller house was \$8.00 per month, and on the larger one it was \$15.00 per month. Very considerable trouble and confusion developed in the handling of these premises on account of previous arrangements for rental by the SUGAMORIS. See letter February 2, 1943 from Ker & Ker Ltd., in this respect. The Rentals received were duly credited to the account of Seitaro SUGAMORI.

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

(over) A



EXHIBIT NO. 144-11DATE NOV 11 1946

- 2 FILLED BY

R. A. Bristle October 28th, 1946SUMMARY — REAL ESTATE continued

File No. 11268

by Auction sheets.

Assessed value 1943	
Land	\$400.00
Improvements	<u>1150.00</u>
Appraisal	1200.00
Sale price	1200.00

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

B. R. Dusenbury  
B. R. Dusenbury  
Office of the Custodian.



File No. 11268

SUMMARY
 1242 - 11  
 EXHIBIT No.  
 DATE Nov. 11/48  
 FILED BY K.A.Christie
REAL ESTATE
 October 28th, 1946  
 Reg. No. 03122

Catalogue Nos 128,  
Japanese Names Seitare SUGAMORI,  
Civil Address 943 Keefer St., Vancouver, B.C.  
Legal Description Lot 32, Block 78, District Lot 181, Plan 196, Vancouver, B.C.  
Classification Dwellings

Registered in the name of: Seitare SUGAMORI,

Title Clear, except for registered Mortgage for \$300.00 to John H. Ross as shown on Certificate of Encumbrance dated April 6, 1943 on file. Mortgage paid off and discharged as Jan. 15, 1944.

Sold to: Tekla Bjorkroth and Sigfried Gullman for \$1200.00 Cash as Oct. 4, 1943.

Title delivered to: Ker & Ker Ltd., Agents for purchasers as February 24, 1944. Certificate of Title No. 96059-L. Adjustments completed.

Funds released to: Seitare SUGAMORI as February 7, 1944.

Chattels: Not involved.

Fire Insurance: Transferred on Buildings to new owners

Remarks: This property was handled under the agency of Ker & Ker Ltd. and they reported on same Dec. 31, 1942. There was a small frame dwelling and a two storey one on this property. The rental on the smaller house was \$8.00 per month, and on the larger one it was \$15.00 per month. Very considerable trouble and confusion developed in the handling of these premises on account of previous arrangements for rental by the SUGAMORIS. See letter February 2, 1943 from Ker & Ker Ltd., in this respect. The Rentals received were duly credited to the account of Seitare SUGAMORI.

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

Assessed value 1943	
Land	400.00
Improvements	1150.00
Appraisal	1200.00
Sale price	12.00
	1200.00

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

B. R. Dusenbury  
 B. R. Dusenbury  
 Office of the Custodian.



Catalogue No. 128

File No. 11268

Name. SUGAMORI, Seitaro

Civic Address. 943 Keefer Street, Vancouver, B. C.

Legal Description. Lot 32, Block 78, District Lot 181, Group 1,  
New Westminster District, Plan 196.

Classification. Dwelling.

SOLD

This property has been sold to Tekla Bjorkroth, Widow, and  
Sigfried Gullnes, Labourer, of Vancouver (Joint Tenants)  
See Mr. Shear's letter of October 4, 1943.

1943

Dec. 4th

Memo re Chattels

1944

Feb. 29th

Memo re Claims (Nil)







File No. 11268.

October 6th, 1943.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. D.A. Cramer

Re: Seitaro SUGAMORI, Reg. No. 02649  
City of Vancouver  
Lot 32, Block 78, D.L. 181, Group 1,  
New Westminster District, Plan 196.  
Certificate of Vesting No. 35517

We enclose herewith the following documents in connection with the sale of the above described property:-

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate... Mrs. Tekla Bjorkroth.
4. Copy of letter showing to whom sold and price paid for property.
5. Memorandum from the Administration Department, confirming valuation and approval of Advisory Committee.

Certificate of Title No. 3996 L. in as the Court House.

*D.A. Cramer*

DAC:HW.



Catalogue No. 128  
File No. 11268

January 28th, 1944.

MEMORANDUM

TO: Mr. George Peters.

FROM: Mr. D. A. Cramer.

Saitaro SUGAMORI  
Lot 32, Blk. 78, D.L. 181,  
Group 1, N.W.D., Plan 196.

With reference to the above property which was re-  
corded in the Vancouver Land Registry Office, January 15th,  
1944, we enclose herewith the following documents in con-  
nection therewith.

1. Copy of application for Cancellation of a Charge  
number 107656, dated January 15th, 1944.
2. Copy of application number 96058-L, dated January  
15th, 1944, registering the property in the name  
of the Custodian (Transmission).
3. Copy of application number 96059-L, dated January  
15th, 1944, registering the property in the names  
of Tekla Bjorkroth and Sigfried Gullnes - Joint  
Tenants.
4. Duplicate of Transmission dated October 15th, 1943.
5. Duplicate of Deed dated October 15th, 1943 - Secre-  
tary of State to Tekla Bjorkroth and Sigfried  
Gullnes - Joint Tenants.
6. Royal Exchange Assurance Policy No. 9294055.
7. Certificate of Indefeasible Title number 96059-L,  
dated January 24th, 1944, covering the above property  
in the names of Tekla Bjorkroth and Sigfried Gullnes  
- Joint Tenants.

*D. A. Cramer*

DAC:JB  
Encs.



Seitany SUMAMORI, Reg. No. 03122

Agents Inventory.	Declared by SUMAMORI by ltr. dated Jan. 7/43.	Sold at Auction
<b>LIVING-ROOM</b>		
1 only Chesterfield chair	(13) Paper box making material & tools,	child's scooter
1 " " chair	(14) 3 piece chesterfield suite	2 Sausages
1 " " linoleum carpet	1 auto box knitting machine	Large saucepan
1 " " table	Carpets	2 Biscuit jars
1 " " 3 tier bookcase	(15) Book case	Carton of crockery
1 " " pictures	(16) Books	Boiler, crockery & miscellaneous
1 " " stove heater	(17) Mantle clock	Carton of crockery
1 " " clock	1 Large picture frame	Scooter
1 " " plants	5 or 6 small picture frames	Mantel clock
1 Miscellaneous ornaments	16 chairs	Picture
<b>BED-ROOM No. 1.</b>	2 tables (round & kitchen)	Dish pan & shade
1 " Bed	2 dressers	2 dolls
1 " " spring	3 dressers without mirror	Sleigh
1 " " mattress	1 Large clothes closet	Bag, pair of gum boots
1 " " dresser	1 Kitchen range	pictures & 2 boxes
1 " " chair	1 Gas range	Paper
<b>DINING-ROOM</b>	1 Gas burner	(18) Round dining table
1 " circular table	1 Heater	(19) Wash stand
1 " square table	2 coal bucket & shovel	(20) Dresser
1 " dining-room chair	cabinet	(21) Wooden cabinet
1 " dining-room chair	Kitchen utensils & chinaware	(22) Dresser
1 " cupboard	ceiling dryer	Chest of drawers
1 " dresser	3 double beds	wardrobe
1 " chest of drawers	1 single bed	Book case
1 " ironing board	3 old trunks	Roll top desk
2 " pictures		Type desk
1 " linoleum runner.		(23) Library table
<b>KITCHEN</b>		
1 " coal stove	also belonging to Makashim & Suzuki	(24) Chest of drawers
1 " gas stove	Makashim's - 9 chairs, 1 double bed with (25) Bamboo bookcase	(26) Chest of drawers
1 " table	spring, 1 single bed with (27) Wooden cupboard	(28) Dresser
1 " cupboard	spring.	(29) Library table
2 " kitchen chairs	{ Suzuki's - 1 heavy yamagiori	Desk
1 " corner what-not cupboard	1 tool box (heavy)	Table & Cabinet
1 " linoleum rug		Chest of drawers
<b>BATHROOM NO. 2</b>		(30) Chest of drawers
1 " bed		(31) Steel office cabinet
1 " spring		Desk
1 " Mattress		(32) 3 piece Chesterfield suite
		wooden cabinet

2264-v3

Biller

MD. W. D. Davidson



CHATEL SCHMIDT

Sold at Auction

Agent's

Inventory

continued.

BED-ROOM No. 2.

1- dresser -only

1- Washstand

1- Chair

ATTIC BEDROOM

1- Bed

1- Spring

1- table

1- chest of drawers

1- linoleum rug

ATTIC STORAGE (not in use by Tenant)

1- paper cutter

3- beds

1- spring

1- mattress

10- chairs

1- stool

1- table

shelf full of books

(Sundry boxes & trunks

FURNITURE IN (b. rear)

KITCHEN

1- kitchen cupboard

1- gas plate

1- boiler

1- linoleum carpet

BED-ROOM No. 1.

1- linoleum carpet

BED-ROOM No. 2.

1- linoleum carpet

BASEMENT

1- heating stove

Home made Dresser

1- Gas stove

1- Bed only (no spring)

1- Bed & spring

1- Bed & spring

1- Bed & spring

1- Roll of lino

1- Roll of lino

1- Paper cutter

1- Coal range

1- Heater

1- Miscellaneous

Box 2 contents

1-2 Burner Gas plate

1- Boiler & contents

1- Table

1- Table

1- Table (unpainted)

1- Miscellaneous

1- Flat bottom boat

1-18 Kitchen chairs & stool (50)

1- Heater

2 Pictures

1- Medicine cabinet

3 cartons miscellaneous

4 pieces galvanized tin

1- Books

1- Trunk

1- Trunk

NOTE: in addition to the above,

in the basement there is a large

quantity of Japanese furniture piled in

one corner, also there is a room at rear of

attic which is full of Japanese furniture.

See Kar & Kar's report dated Dec. 30th, 1942.

Page 5.

M.D. Davidson



NAME SIGNATURE, Batters

REGISTRATION NO. 03122

FILE NO. 11266

The following chattels were sold by public  
 auction at 932 Powell, Vancouver, B.C. on April 18, 1944.

Child's scooter	1.50	11793
2 Sausages	1.10	
Large sausage	2.25	
2 Biscuit jars	0.60	
Carton of crockery	2.00	
Roller, crockery & miscellaneous	1.70	
Carton of crockery	1.50	
Scooter	1.50	11793
Wrist clock	2.50	11793
Picture	1.50	"
Fish pan & shade	0.50	
2 Balls	2.00	11793
Knife	0.50	5712
Bag, pair of gun boots	1.00	
4 Pictures & 2 boxes	0.50	11793
Bag	0.50	11793
Round dining table	4.00	"
Desk stand	0.75	"
Dresser	8.00	
Wooden cabinet	1.00	
Dresser	0.75	
Chest of drawers	3.00	
Cartride	5.00	5712
Desk case	5.00	
Roll-top desk	25.00	5712
Type desk	8.00	"
Library table	4.00	
Chest of drawers	5.00	5712
Total:	Carried Forward	
	22.40	
Less expenses:		
Net proceeds received:		

~~REMARKS OF AUCTIONEER AT PRESENT.~~

~~REMARKS FROM AUCTIONEERING FIRM.~~

~~REMARKS.~~



NAME WILLIAM H. BROWN

REGISTRATION NO. 33122

FILE NO. 11268

The following chattels were sold by public  
auction at 200 South Main Street, N.C. on April 18, 1944

Brought Forward	37.40	
Rubber bank chair	0.75	15793
Wooden cupboard	4.75	
Library table	0.50	
Desk	4.00	
Table & cabinet	2.00	
Chest of drawers	7.00	
Dresser	7.00	
Chest of drawers	2.75	5712
Steel office cabinet	26.00	
Desk	25.00	15793
3-Place Chesterfield suite	77.00	
Wooden cabinet	3.00	
Home made dresser	2.00	
Gas stove	15.00	13795
Bed only (no spring)	1.00	"
Bed & spring	1.00	"
Bed & spring	2.00	
Bed & spring	15.00	8640
Bed of iron	3.00	13794
Bed of iron	1.50	"
Paper cabinet	3.00	"
Coal range	15.00	5712
Heater	3.00	
Miscellaneous	0.35	
Box & contents	0.25	
2 burner gas plate	2.00	
Boiler & contents	0.50	
Total:	337.25	
Carried Forward	78.40	
<del>Unrecorded</del>		
<del>Unrecorded</del>		
<del>Unrecorded</del>		
<del>Unrecorded</del>		

~~Unrecorded~~

~~Unrecorded~~

Remarks:



NAME EDMUND, William

REGISTRATION NO. 03122

FILE NO. 11264

The following chattels were sold by public  
 auction at 932 Small, Vancouver, B.C. On April 18, 1944.

	Brought Forward		92.00
Table		\$	329.25
Table			0.50
Table (unpainted)			0.25
Miscellaneous			0.10
Flat-bottom boat			0.40
10 Kitchen chairs & stool			19.00
Enter	8 chairs - 22.2		5.00
	10 stools -		2.00
			2.00

Total:

Less Expenses: (Auctioneer's Fee: 10.40  
 (Advertising: 1.50  
 (Moving: 11.12  
 Net Proceeds Credited:

104.33  
22.90  
21.13

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering list No. Vancouver 17

Remarks. Transferred on 6/2/47.  
 C.G.



NAME SUGAMORI, Seitaro

REGISTRATION NO. 03122

FILE NO. 11268

The following chattels were sold by public  
auction at 932 Powell St., Vancouver on May 2, 1944.

2 Pictures  
medicine cabinet

\$ .25  
.75

Total:

Less Expenses: (Auctioneer's Fee \$ 0.10  
(Advertising 0.02  
(Moving) 0.12

Net Proceeds Credited:

\$ 1.00  
\$ 0.23  
\$ 0.77

Members of Custodian Staff Present.

Mr. Ellis

Extracted from Auctioneering list No.

Vancouver 15.

Remarks.



File No. 11268  
Reg. No. 03122

Seitaro SUGAMORI

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	March 15	Insurance premium	\$ 10.40		
	May 20	Land Registry Office - Certificate of Encumbrance	1.00		
	October 1	Taxes	91.26		
		Rents collected		214.00	
		Commission	18.00		
		Water	52.35		
		Repairs	127.62		
	October 4	Balance rents to date, nett Credit re Sale of Property		.90 1,048.09	
	December 16	Payments on sewing machine	50.00		
1944	January 19	Payments on sewing machine	16.00		
	February 24	Singer Sewing Machine Co. - refund on freight deposit		2.47	
	May 16	Proceeds Auction Sale		81.13	
	May 25	Proceeds Auction Sale		.77	
	June 9	Refund Insurance premium		1.07	
1946	February 20	Proceeds Auction Sale		2.38	
	April 27	B.C.E.R. refund Sec. Deposit		8.00	
	October 30	Cheque to you	907.90		
1947	March 12	Cheque to you	84.28		
			1,358.81		
		Balance			.00

March 30/48.  
Acct. Dept.



STATEMENT RE SALE OF:

Catalogue No: 128

Street Address: 943 Keefer Street  
Vancouver, B. C.

Legal Description: 32/78/181

Name: SUGAMORI, Seitaro

File No: 11268

Reg. No. 03122

Date of Sale and Adjustments ... October 4, 1943 .....

Sale Price \$1,200.00

Real Estate Agents Commission \$ 60.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 4.50

Encumbrances:

~~Unpaid Vendor~~

Mortgage 116.83

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 5.36 )

Taxes 2.49 )

Water 12.25

18.32

190.33 \$1,238.42

Net Proceeds credited to your account 1,048.09

Date: ... October 2, 1945 .....

Compiled by: SP .....



Catalogue No. 128

File No. 11268

943 Keefer Street

32/78/181

ADJUSTMENTS

As of October 4, 1943.  
88 days to go.

Debit purchaser

88/365 x \$ 50.78	taxes for 1943	\$ 12.25
54/72 x \$ 7.15	insurance premium	5.36
16/72 x \$ 11.20	" "	2.49
	(ex. 31/12/45 & 28/5/44)	
Registration fees on Deed. \$1200.00		6.65
Proportion of water Oct. 4 paid to Dec. 4		18.32

Total debits

\$ 45.07

Credit purchaser

Proportion rents for month of October - 27/31 x \$7.00	\$ 6.10
Rents collected for months of November & December	14.00

Total credits

\$ 20.10

Total debits

45.07

Net debit due from purchaser

\$ 24.97

cc to Ker & Ker Ltd.



Sellers Statement

File No. 11266  
Rec. No. 03122

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 March 15	Insurance premium	\$ 10.40 -		
May 20	Land Registry Office - Certificate of Encumbrance	1.00 -		
October 1	Taxes	91.26 ✓		
	Rents collected		214.00 -	
	Disbursements - Commission, water & repairs	197.97 -		
October 4	Balance rents to date, net		.90 -	
	Credit re Sale of Property		1,048.09 -	
December 16	Payments on sewing machine	50.00		
1944 January 19	Payments on sewing machine	16.00		
February 24	Singer Sewing Machine Co. - refund on freight deposit		2.47	
May 15	Proceeds Auction Sale		263.35	
May 25	Proceeds Auction Sale		.77 ✓	
June 9	Refund Insurance premium		1.07 -	
		\$ 366.63	\$1,530.65	

CR \$ 1,164.02



File No. 11263  
Reg. No. 03122

Eastern Steamship

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
June 9 -	Balance(as statement rendered)			1164.02
1946				
Feb. 20 -	Auction Sale #55	2.38		
Apr. 27 -	Refund B.C. Elec. Railway Co.Ltd.	16.00		18.38
Sept. 20 -	Balance this date			1182.40



MEMORANDUM

Seitaro SUGAMORI

File No. 11266  
Reg. No. 03122

Items segregated from General statements of account forwarded in our letter of September 17th, 1946.

	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>
1943	Insurance premium	\$10.40	
March 15			
May 20	Land Registry Office-- Certificate of Encumbrance	1.00	
October 1	Taxes	91.26	214.00
	Rents collected		
	Disbursements - Commission, water & repairs	197.97	
October 4	Balance rents to date, nett		.90
	Credit re Sale of Property		1048.09
1944			
June 9	Refund Insurance premium		1.07
1946			
April 27	Refund B.C. Elec. Railway Co. Ltd. (1/2 of \$16.00)		8.00
	Amount of Credit	<u>971.43</u>	<u>\$1,272.06</u>

If this is O.K.  
Please sign  
and return,  
if not please make  
necessary changes.

Oct 11/46 This is correct  
Yours truly  
Seitaro Sugamori

File No. 03122



## STATEMENT RE SALE OF:

Name: **SUGAMORI, Seitaro**Catalogue No **128**File No: **11268**Street Address: **943 Keefer Street  
Vancouver, B. C.**Reg. No. **03122**Legal Description: **32/73/151**Date of Sale and Adjustments .. **October 2, 1945** .....Sale Price **\$2,200.00**Real Estate Agents Commission **\$ 60.00**Charge for Valuation **5.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **4.90**

## Encumbrances:

Unpaid VendorMortgage **116.83**Arrears of TaxesOther charges

## Adjustments:

Fire Insurance **5.36 )****2.49 )**Taxes **12.25**Water **18.32****190.33****\$2,278.42**

Net Proceeds credited to your account

**1,045.09**Date:..... **October 2, 1945** .....Compiled by:..... **GP** .....







13793/11266

February 13th, 1947

Mr. Magotaro SUGAMORI,  
Reg. No. 91272,  
c/o Homewood Sanatorium,  
Guelph, Ontario.

Dear Sir:-

We wish to acknowledge receipt of your letter of the 14th ultimo in reply to ours of October 30th last in regard to Household effects formerly at 943 Keefer Street.

Since our October letter to you and your reply we have investigated further the situation in respect to chattels left at 943 Keefer Street. In doing so, we believe that the markings on the Auction sheets as given by your brother, Seitaro, are not quite correct. As nearly as we can arrive at a proper distribution we make it as follows:-

To you -	\$94.23
" Tomajiro ISOGAI -	76.16
" Katsunichi NAKASHIMA -	11.83
" Seitaro SUGAMORI -	84.28
Making a grand total of	<u>\$266.50</u>

which is the full amount of the proceeds received. We are therefore crediting your account on our books with \$94.23 and with \$ of amount received from B.C. Electric Railway Co.Ltd. -

Total -	<u>8.00</u>
	<u>102.23</u>

From this we are deducting \$63.53 in re Sewing Machine - \$63.53 -  
Credit balance of \$38.70.

While you say in your letter that your brother has paid this amount(which is quite true) he has asked that we deduct it from the proceeds of your chattels and remit it to him. See our letter to you of October 30/46.

We have a small claim of 90 cents lodged against you by KOMURA Bros. This has been on file for a long time and apparently has not been mentioned to you before. Please advise if it is an indebtedness of yours and if so it could be paid from your present balance.

We shall be obliged for your early reply to this letter when we can consider forwarding to you your balance on our books in order to close the account.

Yours truly,

E.R. Dusenbury,  
Office of the Custodian.

BRD/DD.



13793 / 11268

October 30th, 1946

Mr. Nagotaro SUGAMORI,  
Reg. No. 01272,  
c/o Homewood Sanatorium,  
Guelph, Ontario.

Dear Sir:-

Re:- 973 Keefer Street,  
Vancouver, B.C.

With further reference to your letter of the 12th of May last in which you refer in part to your claim to an interest in the above property, we wish to advise that until very recently we have not received any reply from your brother, Seitaro, in respect to your claim.

We sent you a copy of our letter of the 6th of May last to him, so that you would know of our action in that regard. He did not reply. Subsequently the matter came up again and we wrote to him again on the 17th ultimo in respect to same. We quote from his reply of the 24th ultimo as follows:-

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

As you have not supplied us with any documentary evidence of the interest you claim in this property and as your brother definitely denies that you have any interest in same and requests the funds derived from the sale, we have no alternative than to recognize him as the sole owner as indicated by the Land Registry Office, Vancouver, B.C. at the date of sale of the property in question and to pay these funds over to him.

Yours truly,

B.R. Dusenbury,  
Office of the Custodian.

BRC/DD.



13793/11268

October 30th, 1946

Mr. Nagotaro SUGAMORI,  
Reg. No. 01272,  
c/o Roswood Sanatorium,  
Guelph, Ontario.

Dear Sir:-

Re: Household Effects,  
943 Keefer Street, Vancouver, B.C.

On the 27th May last we replied to yours of the 12th of that month in respect to Furniture you claimed having left at 943 Keefer Street, and explained the difficulties we were having in identifying the ownership of the Chattels removed from that address. We are still holding the funds obtained from the sale of the Chattels as we have not been successful in hearing from any of those who were reported to us as having had Household effects there. As long ago as December 1944 we forwarded to your brother, Seitaro, a list of the items removed from 943 Keefer St., asking him to mark the items, as his, as yours, as Suzuki's, as Isogai's, and as Nakashima's. We sent you a copy of that letter. Notwithstanding that, we wrote to him at various times since, we did not receive any reply until his letter of September 24, 1946 when he returned the lists with items marked as he thought they should be. Certain items he marks with your name, certain items with the name of Tamejiro Isogai, certain one to Mrs. Yoshida, and the remaining items he says, are his. He has allowed the following distribution:-

To you	-	net	\$113.70 approximately
" himself	"		86.02 "
" Isogai	"		56.74 "
" Mrs. Yoshida	"		10.04 "
		Total	\$ 266.50

He does not refer in the list to Suzuki or Nakashima whom he said in an earlier letter had chattels at that address.

If you and the others interested agree to the above tabulated distribution, we can proceed with the adjustment of these proceeds.

Do you agree?

The Sewing Machine that has been the subject of certain payments from the account of your brother, Seitaro, being yours or your wife's, your brother now states that these payments are chargeable against you. The amount paid out in this respect was \$66.00 with a refund of \$2.47 in respect to freight, making a net charge of \$63.53. We quote from Seitaro's letter of the 17th instant as follows:-

"The Sewing Machine should be on my brother's account, and



11268

REGISTERED.

October 29th, 1946

Mr. Seitaro SUGAMORI,  
Reg. No. 03122,  
Iron Springs, Alberta.

Dear Sir:-

We are in receipt of your letter of the 17th instant in respect to 973 Keefer Street and the Chattels formerly there, for which we thank you.

We have reviewed your file and your affairs that have come under our control in order that we may make a brief summary of same, combined with previous reports, letters and statements. Recently we forwarded to you a segregated statement of your account, which showed a credit to you of \$971.43 in respect to the Realty property, and to which you agreed. However the record shows in the general statement Chattels that were the property of others with yourself, and these proceeds have been eliminated for future adjustment. There are also 3 items in connection with a certain Sewing Machine showing a net debit of \$63.53. This debit was incurred with your authorization, although it was apparent then and it is now, that the disbursements were on behalf of your brother Magotaro or his wife. Therefore, pending the distribution of the proceeds of the Chattels, and until we obtain the comments of your brother, Magotaro, in respect to this charge, we consider it desirable to withhold, temporarily at least, this sum from our remittance to you.

We are therefore enclosing our cheque for \$971.43 less \$63.53 or \$907.90 payable to your order.

Chattels- We thank you for the return of the Auction sheets on which you indicate the ownership of the items thereon. We should be glad to make the distribution as you say but as you will understand we have to obtain from the ones you mention their comments as to their idea of the ownership. In the lists returned by you there is no mention of SUZUKI or NAKASHIMA, although you wrote to us January 7, 1943 as follows: "We also have some articles belonging to Nakashima and Suzuki". As a matter of fact your file indicates that there were chattels at 943 Keefer Street belonging to the following:-

1. Yourself ✓
2. Magotaro SUGAMORI, ✓
3. Tomejire ISOGAI, ✓
4. Mrs. YOSHIDA ✓
5. Mr. & Mrs. Katsunichi Nakashima ✓
6. Suzuki
7. Mrs. Yoshi FUJIMOTO, ✓

Nos. 1, 2 & 3 and 4 are included in your markings on the Auction sheets, but not Nos. 5, 6 and 7. We shall continue in our endeavour to clarify the ownership.



13793/11268

REGISTERED.

May 6th, 1946

Mr. Magotaro SUGAMORI,  
Reg. No. 01272,  
c/o Homewood Sanatorium,  
Guelph, Ontario.

Dear Sir:-

Re:- 943 Keefer Street, Vancouver, B.C.  
Lot 32, Blk. 78, D.L. 181

When registering with the Custodian in March 1943, you declared that you owned a half interest in the above property, and that your brother owned the other half. The Title to this property was registered in the name of your brother subject to a mortgage. We wrote to you on March 24th, 1943 asking that you produce some document as proof that you did in fact have a half interest, but to this you did not reply. Later, after the property was disposed of, you again wrote on July 15th, 1944 requesting that we forward \$100.00 or \$200.00 from the proceeds of the sale of this property. We replied on July 17th, 1944 informing you that it would be necessary to have a letter from your brother Seitaro authorizing payment of the above amount. You failed to reply to this letter.

As we now wish to dispose of the funds arising from this property, we are giving you this further opportunity of establishing your right to the share you claim. If we do not hear from you promptly with documentary evidence of your interest, we shall be compelled to disregard your claim and give consideration to the disposal of these funds to your brother Seitaro, who was the registered owner of the property when it was vested with the Custodian, and at the date of sale.

We enclose a stamped addressed envelope for your convenience in forwarding a prompt reply to this letter.

We are forwarding a copy of this letter to your brother Seitaro.

Yours truly,

BRE/DD.  
Enc. 2.

cc. to Mr. Seitaro SUGAMORI.

B.R. Dusenbury,  
Administration Department.



MEMORANDUM

May 4th, 1946

Files Nos. 11268 --- Seitaro SUGAMORI  
13793 --- Magotaro SUGAMORI

Reg. No.  
03122

Reg. #01272

REAL ESTATE: - 943 Keefer Street, Vancouver, B.C.

The registered owner of this property when vested with the Custodian was Seitaro SUGAMORI. His brother Magotaro SUGAMORI in his undated registration, received March 22, 1943, declared a half interest with Seitaro. Our letter of 24-3-43 advised him that Seitaro was the registered owner and asked him to forward evidence of his ownership of any interest. The records do not show any reply to this. On the 15th July 1944 he wrote for "one hundred to two hundred dollars of the property you have sold at 943 Keefer St. (front house)". He was again advised that the property was registered in Seitaro's name. He did not reply.

NOTE: The mortgage in favour of John R. Ross filed Feb. 15, 1932 against the property was given by Seitaro and Magotaro SUGAMORI. Copy of Mortgage on file.

The property was sold on October 4, 1943 and the proceeds are presently credited to the account of Seitaro SUGAMORI.

FIRE INSURANCE: The records indicate that at date of sale, Oct. 4, 1943, there were 2 policies of Insurance in existence, namely:-

1. #567256 - London G. & A. Co. for \$1800.00 of which \$500.00 was on Furniture and Furnishings, expiring Dec. 31, 1945.  
(NOTE) Furniture & Furnishings portion of policy cancelled 25-5-44)
2. #9294055 - Royal Exchange Assurance for \$1600.00 on 2 Dwellings, expiring May 28, 1944.

Therefore total insurance on Dwellings \$2900.00 as from Dec. 31, 1942.

NOTE - For information only.

*CRS*



File No. 11268

SUMMARY

May 3rd, 1946

LIABILITIES

Seitaro SUGAMORI  
Reg. No. 93122

The following claim against Seitaro SUGAMORI is  
revealed on the file.

1.	John Bemie	69.93
	" "	24.00

Payment of this was authorized by Seitaro SUGAMORI  
ltr. Jan. 7th, 1943 and was paid through this office as  
28-4-43 \$90.00 and as January 18th, 1944 - \$63.93.

No other claims against or indebtedness of Seitaro  
SUGAMORI are revealed on the file.

If and when the ownership of funds derived from 943 Keefer  
Street, Vancouver, B.C. is determined in respect to Seitaro  
SUGAMORI and Magotaro SUGAMORI the proper allocation of  
this claim can be settled.

The above Summary is certified to  
be in accordance with the information on  
file, May 3rd, 1946.

*B. R. Dusenbury*  
B.R. Dusenbury,  
Administration Department.



PHONE: PACIFIC 8471

VANCOUVER, B.C. Oct. 6th 1943

EXECUTORS

ADMINISTRATORS

ESTATE AGENTS

RENTAL AGENTS

GENERAL TRUSTEES

MORTGAGES

REAL ESTATE

Administration Department,  
Office of the Custodian,  
Royal Bank Building,  
CITY.

IN A/C WITH

**Administration and Trust Company**

CREDIT FONCIER BUILDING

404 HORNEY STREET

AGENTS

The Liverpool and London  
and Globe Ins. Co.

The Liverpool-Manitoba  
Assurance Co.

The General Security  
Ins. Co. of Canada

Imperial Insurance  
Office

Royal Exchange  
Assurance

National Provincial  
Insurance Co.

The Globe Indemnity Co.

re Mortgage - Seitaro Sugamori to John R. Ross  
Lot 32, Bk. 78, D.L. 181 - 943 Keefer Street

P.L. 623 -

Your File #11268

Attention P.H. Russell, Esq.

To Principal (Int. @ 8%  $\phi$ )

100.00

To Interest - Aug. 12/42 to Aug. 12/43 - 1 year

8.00

" - Aug. 12/43 to Oct. 12/43 Jan 14

1.33

433

To Bonus - 3 months Interest on overdue Mortgage

2.00

To Discharge of Mortgage

2.50

113.83

116 83



11266

4th October, 1943.

Macdon. Ker & Ker Ltd.,  
475 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 128  
943 Keefer Street.

This will acknowledge receipt of your letter of October 2nd in which you enclosed Mrs. Tokla Bjorkroth's certified cheque for \$1,000.00. We have now received \$1,200.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Tokla Bjorkroth, widow, 943 Keefer Street, Finn and Sigfried Gullson, Labourer, 943 Keefer Street, Finn as Joint Tenants.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance and in accordance with Mrs. Bjorkroth's letter the documents when completed will be forwarded to your office.

Yours truly,

F. G. Shears,  
Director.

FGR



11268

August 4th, 1943

Messrs. Kar & Kar Ltd.,  
475 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 128.

Your letter of July 17th written on behalf of Mrs. Tekla Bjorkroth enclosing your certified cheque for \$120.00 and offer to purchase 943 Keefer Street for the sum of \$1,200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,080.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc, will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F. G. Shears  
Director

FGE/CH



# Administration and Trust Company *11268*

British Columbia Division

Executors, Administrators,

Trustees

Financial Agents

Rentals-Real Estate

Insurance -

Fire, Casualty, Automobile

Marine, Bonds

General Agents

The Imperial Maritime Assurance Company

The General Security Ins. Co. of Canada

Credit Foncier Building

404 Hornby Street

Vancouver, B.C.

November 19th, 1942.

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
VANCOUVER, B.C.

Attention Mr. D.A. Cramer  
File No. G/62

Dear Sir:

Re Mortgage Seitaro Sugamori P.L. 623  
Lot 32, Bk. 78, D.L. 181.

Enclosed we beg to hand you our copy of  
Mortgage from Seitaro and Magotaro Sugamori to John R.  
Ross, Executor of the Estate of Duncan Rowan. We were  
notified that Seitoro Sugamori is now the sole registered  
owner but have no proof of this.

Blank Mortgage Form is attached for the  
convenience of making your copy.

The present standing of this Mortgage is  
as follows:-

Principal	\$100.00
Interest @ 8% paid to Aug. 12th, 1942.	
Fire Insurance - \$1,000.00 on dwelling	
and \$500.00 on contents, expiring	
May 28th, 1944	

*[Signature]*

Yours truly,

ADMINISTRATION & TRUST COMPANY

Per. *[Signature]*

J.



File No. 11268

SUGAMORI, Seitaro (Mr.)

943 Keefer St., Vancouver, B.C.

Picture taken - May 18th, 1943.





Catalogue No. 128  
File No. 11268  
943 Keefer Street  
32/78/181

Receipt of Certificate of Title No. 96059-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of London Guarantee & Accident Company policy No. 567256 together with assignment thereof in quadruplicate, and Royal Exchange Assurance Company policy No. 9294055 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 24 day of February 1944.

*Kerr, Kerr Ltd*  
*Per: J. J. Davis*



# This Indenture

made the twelfth day of February

one thousand nine hundred and thirty-two

In pursuance of the Act respecting Short

Forms of Mortgages:

Between

SEITARO SUGAMORI - and - MAGOTARO SUGAMORI

State Full Name  
Address and  
Occupation.

Carpenters, of 943 Keefer Street, in the City  
of Vancouver, Province of British Columbia

(hereinafter called "the Mortgagor") of the FIRST PART  
AND

State Full Name  
Address and  
Occupation.

JOHN R. (INITIAL ONLY) ROSS, Executor and Trustee

of the Estate of Duncan Rowan, of 1207 - 70th  
Avenue, West, in the City of Vancouver, in the  
Province of British Columbia.

(hereinafter called "the Mortgagee") of the SECOND PART

WITNESSETH that in consideration of the sum of THREE HUNDRED Dollars (\$ 300.00 )  
of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknow-  
ledged), the said Mortgagor DOTH GRANT AND MORTGAGE unto the said Mortgagee, forever ALL that certain  
parcel or tract of land situate in the City of Vancouver, Province of British Columbia  
and more particularly known and described as Lot Thirty-two (32), Block  
Seventy-eight (78), District Lot One Hundred and Eight-one (181),  
Group One (1), New Westminster District, according to a registered map  
or plan deposited in the Land Registry Office at the City of Vancouver,  
Province of British Columbia and numbered 196.



PROVIDED this mortgage to be void on the payment of THREE HUNDRED Dollars (\$ 300.00 )  
of lawful money of Canada, with interest at the rate of eight Per Centum ( 8 % ) per annum, computed from  
the 12th day of February 1932 the whole thereof in gold coin of or equal to the present standard  
of weight and fineness if demanded. The said principal sum to be repaid as follows:

The sum of Three Hundred (\$300.00) Dollars on the 12th day of  
February, 1935.

and interest at the rate aforesaid to become due and to be paid half-yearly on the twelfth  
day of February and August in each and every year until the  
whole of the said principal money and interest is fully paid and satisfied, as well after as before maturity, and as well after  
as before default, the first payment to be made on the twelfth day of August 1932.  
And taxes and performance of Statute labour.

THE said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage money and interest and  
observe the above proviso, and that the Mortgagor has a good title in fee simple to the said lands.  
And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet  
possession of the said lands free from encumbrances.

AND the Mortgagor further covenants and agrees forthwith on the happening of any loss or damage by fire to furnish at his  
expense all the necessary proofs and do all the necessary acts to enable the Mortgagee to obtain payment of the insurance  
moneys.

IT IS AGREED AND DECLARED between the parties hereto that all moneys received by virtue of any policy or policies of  
insurance may at the option of the Mortgagee either be forthwith applied on suspense account or in or towards substantially  
rebuilding, reinstating and repairing the said premises or in or towards the payment of the last instalment of principal next  
preceding in point of time of payment and so on until the whole of the principal hereunder shall be paid in case of a surplus,  
then in and towards the payment of the interest.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.  
And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than the principal money  
hereby secured in dollars currency. But it is agreed that if and whenever such sum be greater than the insurable value of the  
buildings, such insurance shall not be required to any greater extent than such insurable value and if and whenever the same  
shall be less than the insurable value, the Mortgagee may require such insurance to the full insurable value. And it is further  
agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in  
the office of any company named by him and also may of his own accord effect or maintain any insurance herein provided for,  
and any amount paid by him therefor shall be forthwith payable to him with interest at the rate aforesaid by the Mortgagor  
and shall be a charge upon the said lands.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso.

The said Mortgagor covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements  
thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do  
so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any  
of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee forthwith  
become due and payable, and in default of payment the powers of sale hereby given may be exercised.

PROVIDED that the said Mortgagee on default of payment for month may on  
notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either prin-  
cipal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or  
any of them may be acted upon without any notice by the said Mortgagee. And also that any contract or sale made under the  
said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part  
thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale  
may be either by public auction or private contract, and either for cash or on credit, or part cash and part credit, and at  
such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for  
arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of payment of the interest hereby secured, or taxes as hereinbefore provided, the principal  
secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assess-  
ments, charges, moneys liens, cost of suit or matters relating to liens or encumbrances on said land, or pay property, mort-  
gage or income tax imposed, or that may be imposed on the Mortgagee or the Mortgagor in respect of this property or Mort-  
gage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees,  
together with all costs and charges, including all solicitors' charges and commission for the collection of any overdue interest,  
instalment of principal, insurance premiums, and all other moneys whatsoever payable by the Mortgagor hereunder, which  
may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid or incurred  
shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's  
interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers  
thereunto enabling, shall be forthwith exercisable.



PROVIDED that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the country or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands, during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on his security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid

THE ATTACHED MORTGAGE IS A TRUE COPY OF THE ONE  
HELD BY JOHN R. ROSS DATED THE 12TH OF FEBRUARY,  
1932.

*[Signature]*

A Notary Public in and for the  
Province of British Columbia

NOVEMBER 23, 1942.

he may by writing under the  
of the Mortgagor in pay  
ments and conditions herein  
and every such receiver shall  
acts or defaults and the said  
he may be appointed receiver  
agree, and to give effectual  
in the event of any receiver  
time by the said Mortgagee

the moneys received by him a  
court having jurisdiction may  
such income.

AND ALSO IT IS AGREED that neither preparation nor registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

**In Witness Whereof** the said parties have hereunto set their hands and seals.

**Signed, Sealed and Delivered**

IN THE PRESENCE OF

"J. Tinning"  
Japanese Interpreter  
245 Powell Street  
Vancouver, B.C.

Signature  
Address and  
Occupation of  
Witness.

As to the both signatures.

"Saetaro Sugamori" (Seal)  
"Seitaro Sugamori" (Seal)  
"Magataro Sugamori" (Seal)



# **AFFIDAVIT OF WITNESS**

Magotaro Sugamori

of the City of Vancouver, in the Province of British Columbia

Magotaro Sugamori

of the City of Vancouver, in the Province of British Columbia

1. I was personally present and did see the within instrument duly signed and executed by Magotaro Sugamori
2. The said instrument was executed at City of Vancouver
3. I know the said parties, and that they are of the full age of twenty-one years
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years

"J. Tinning"

A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia

Province of British Columbia

To Writ: Jusan Tinning

of Vancouver.

## **Mortgage**

(LONG FORM)

Form No. 1

Lot 32, Blk. 78, D.L. 181,

Grp. 1, N.W.D., Map 196

The Vancouver Stationers, Ltd., Law Printers and Stationers, Vancouver, B. C.

93241 15/2/32 HJC

Dated February 12th 1932

SEITARO SUGAMORI

-and-

MAGOTARO SUGAMORI

-TO-

JOHN R. ROSS

## **FOR MAKER (INCLUDING MARRIED WOMEN)**

February 1932, at British Columbia

day of the Province

SEITARO SUGAMORI and MAGOTARO SUGAMORI

City of Vancouver

SEITARO SUGAMORI

they are before me and acknowledged to me that they executed the same voluntarily, and in of the full age of twenty-one years

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at City of Vancouver in the Province of British Columbia, this day of February in the year of our Lord, one thousand nine hundred and Thirty-two

A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia

NOTE: Where the person making acknowledgment is personally known to the officer taking the same, strike out the words



Name of Claimant **SUGAMORI, Seitaro**Case **1242**Custodian File **11268**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
1200.00	60.00 12.50										72.50
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
179.00	60.03	24.01	44.725	255.25	203.54				227.55		
TOTAL RECOMMENDATION										300.05	



11268

March 16th, 1951

Mr. Seitaro SUGAMORI,  
27 Rusholme Park Cres.,  
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1242

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 ... \$ 300.05.

Cheque in your favour is enclosed for \$ 270.04  
and we have paid the Co-Operative Committee .. \$ 30.01  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FOS:BN  
Encl.



File No.  
11268

DEFENSE BRIEF

Seitaro SUGAMORI,  
Reg. No. 03122

File #11268

Claim #1242

Toronto, Ont.  
Nov. 11, 1948  
Claim #1242

*Case 11242  
File 11268*

REAL PROPERTY CLAIM-GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$5000.00 Revised Claim Exhibit #1-	\$1200.00 Johnson, Reeve & Watson July 19/43	\$1200.00 at tender
Original Claim \$8000.00 Nov. 29/47		

Witnesses: 1. D.W. Reeve,  
appraiser.

2. F.G. Shears  
re  
Appraisal and tenders.

Submissions: - Appraiser's letter of July 19/43. Exhibit #3-  
indicates premises "General condition bad".  
The total assessed value (1943) was -

Land - \$400.00  
Improvements 1150.00

PERSONAL PROPERTY CLAIM - GROSS

	<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
	\$634.25 Total Revised claim Exhibit #4		
(a)	\$179.00	N11	\$80.03 at auction
(b)	308.25	"	Declared; not found
(c)	99.50	"	No record at any time.
(d)	5.00	"	Not accounted for.
(e)	42.50	"	Presumed sold and transferred to brother's account.
	<u>\$ 634.25 - Total</u> Exhibit #4		

Witnesses: 1. W.G.B. Thompson,  
Auctioneer,  
Chattels



File No.  
11268  
Seitaro SUGAMORI,  
Reg. No. 03122

- 2 -

Case #1242

Witnesses: - cont'd.

2. Wm. Wills,  
Staff,  
Auctions  
Chattels-

Submissions:-

1. Claimant did not register. Various attempts were made to have him do so without success.
2. He was evacuated March 23, 1942.
3. Custodian received a letter dated January 7, 1943 from Seitaro SUGAMORI with his first list of chattels and "tools".
4. Other Japanese had chattels at Seitaro SUGAMORI's place which became mixed with his.
5. At page 8, lines 1-12 inc. of Transcript. Claimant denies that he put in the names of certain persons as he therein indicates. This is surely incorrect as lines 13-24 inc. following the above would contradict. Letter in question on claim file. Transfers of sales were made to other accounts because of that letter and the names on the Auction sheets.
6. According to a memo of 28-1-47 by Wills on claim file, it appears that "this building was ransacked before the Custodian could remove the chattels to Auction Rooms".

Comparative Figures  
collected re Realty

<u>Claimant's Original Claim</u>	<u>Claimant's Revised Claim</u>	<u>Cost to Claimant 1926</u>	<u>Improvements since 1926</u>
\$8,000.00 Nov. 29/47	\$5,000.00 Exhibit #1 Nov 11/48	\$1600.00 Exhibit #1 Page #1	\$1955.00 Exhibit #1 Pages 1 & 2.
<u>Assessed Value 1943</u>	<u>Appraisal Value 1943</u>	<u>Sale Price 1943</u>	<u>Size of Lot</u>
\$1550.00	\$1200.00	\$1200.00	25' x 122'

BRD/DD.

February 3, 1949















S. Suganul,  
In chf.

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

3 Q. What is your trade?

4 A. I am a carpenter.

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

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

9 A. I made four rooms.

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

12 A. Yes, seven rooms.

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

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

20 A. Yes, I thoroughly fixed the roof.

21 Q. What was the condition of the roof on the  
22 smaller house? A. That had all been  
23 repaired and was in good condition.

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

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



2. Sugawara,  
Is she.

"general condition fairly good."

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

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

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

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

A. Yes.

(PERSONAL PROPERTY CLAIM FORM MARKED EXHIBIT 4)

MR. CHAMBERLAIN: I tender as Exhibit 5 the  
Analysis of Personal Property Claim.

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

MR. CHAMBERLAIN: Now, you have already explained to  
us you have been a carpenter for thirty years and I  
take it that is the explanation of this item of \$215.  
For carpenter tools, is it?

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

Q. How many Japanese dolls did you have; you  
are claiming \$40. for them. I take it they are the  
usual festival dolls? A. I only had one doll but  
it was a large one and a very splendid doll.

Q. Did this \$20. include the various costumes  
they put on the dolls?

A. It was for the doll with ceremonial clothes.

Q. I take it that you had accumulated these  
various articles of carpenter's tools over a great

many years? A. Yes, I had collected them



S. Bagumari,  
in care.

over the years.

Q. Were all of these things left in one of your houses at 545 Kester Street?

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

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

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

Q. I might point out to your honor that there is a slight discrepancy between the addition on the claim and the total in column 2 of the Analysis. The Analysis shows \$500, but the claimant's total now is \$485.00. There are certain things sold that the claimant is not claiming for and actually his claim now is \$485.00 rather than \$500.

WOMAN EXAMINATION BY MR. CHRISTIE:

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

Q. I produce here a letter dated January 7th, 1909, from Iron Springs, Alberta, to the office of the Custodian, and containing a list of articles; is that your signature?

A. Yes, that is my signature.

(LETTER ABOVE REFERRED TO MARKED EXHIBIT 6)

Q. What is that a photograph of?

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







Q. September,  
27, 1940.

1.

Q. How many other persons?

A. Three other people.

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

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

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

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

(DEFENDANT'S EXHIBIT MARKED EXHIBIT NO. 3)

Q. Will you have him look at this letter addressed to the Custodian, dated September 26th, 1940, and ask him if that is his signature?

A. This was signed by my son.

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

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

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

—See Exhibit 3.

Q. How old is this furniture that you estimate was worth \$200?

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

Q. Was any of this furniture built by himself?

A. No, it was all bought.



Q. Yes, I saw a box of carpenter's tools  
belonging to a Mr. Fujimori.

A. There were a few tools of Mr. Fujimori.

Q. The way of this furniture left in front  
of your house outside? A. No.

Q. I think that probably means the front  
door.

(EXHIBIT 9)

(EXHIBIT 10)

(EXHIBIT 11)

(EXHIBIT 12)

Q. The first tender is made on July 15th,  
1943, by Mr. & Mrs. on behalf of Mr. George Hufschmidt,  
in the amount of \$1200. each. The second is dated  
July 17th, 1943, made by Mr. & Mrs. on behalf of  
Mrs. Della Hufschmidt, and that tender is in the amount  
of \$1200. The latter tender was accepted and the  
house was sold for \$1200.

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

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

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



