

11490

REAL ESTATE

BUREAU HASTINGS PARK

FILE No. 11490

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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: Sugi Mitani

HOME ADDRESS: Box 40 Port Coquitlam B.C.

REGISTRATION NUMBER 03234 SEX: Female AGE: 58

OCCUPATION: Housewife

(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:

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masumi Mitani

ADDRESS OF WIFE OR HUSBAND: Box 40 Port Coquitlam B.C.

NAMES OF ANY LIVING CHILDREN: Bunks (7) Sumiko (7)

Idida (M) Ididabaru (M)

ADDRESS OF CHILDREN: Box 40 Port Coquitlam B.C.

AGE OF CHILDREN: 21. 19. 19. 15.

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

1. LOCATION AND DESCRIPTION: That piece of land situated in the City of Port Coquitlam & Province of B.C. & more particularly known & described as Block Four (4) of Lot Four hundred & Sixty-five (465) Group One (1) Map Nine hundred and Ten (910) in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Two story stucco house and basement. 8 Rooms.

Chicken houses 1-20x60; 1-16x62; 4-14x14; 1-13x44;

1-2 story 22x156; Barn 32x22;

3. INSURANCE (Give particulars; state where policies are) on 10 houses

\$1500 - North West Fire Insurance Co. Vancouver in possession of

4. TAXES (Amount and where payable) \$118.03 Port Coquitlam City Hall

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *On Hand*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN *late September: 1/4A Potatoes*

1/4A Corn, 1/4A Maple, 1/4A Mixed Vegetables

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Lot of furniture included in lease copy of which

has already been sent to creditors.

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

Two - 1 year old horses.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

Before property was purchased house with Richard James Gibson

debt June 1934 is become obsolete if family circumstances.

Room & home with Douglas Henry G. Johnson K.E.

Belmont Block, New Westminster B.C.

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: *\$1000 Canadian Mutual Benefit Association*
Insurance Policy in owner's possession

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 *24th* day of *July*, 1942.

(Signature)

*Suge Mitani**M. Mitani*
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE April 24, 1943.

Our File No. 11490

Full Name MITSUI (Sugi) Mrs. Masumi
(Surname in Block Letters)

Registration No. 03234 Male - Female^x
(Check) Age April 16, 1883.

Former Address Port Coquitlam, B. C.

Date Evacuated September 9, 1942 Naturalized - Canadian-Born - National^x
(Check)

Present Address House No. 135, Summerville, ONTARIO, 34 Wentworth Street North,
Greenwood, B. C. (Lettr. May 23/45) Hamilton, ONTARIO.
(Lettr. Dec. 21/43) (R.C.M.P. Jan. 17/47)

^x
Married - Single
(Check)

Name of Wife -----

Name of Husband Masumi - 03229

Name of Mother Deceased Name of Father Deceased

Names of Children under 16 -----

Requested by ECT Registered with Custodian Yes
(Yes or No)

Additional Information -----

REAL PROPERTY SUMMARY

Catalogue No.: Nil. (V.L.A.)

File No. 11490

Japanese Name: Sugi MITSUI (Mrs. Masumi)

Reg. No. 03234

Civic Address: Oxford Street, Port Coquitlam, B. C.

Legal Description: Block 4, Lot 465, Group 1, Map 910, City of Port Coquitlam in the District of New Westminster.

Classification: Farm 17.45 acres, dwelling and outbuildings.

-----S O L D-----

Registered in the name of: Sugi Mitsui

State of Title: Clear.

Vesting: In Custodian, Filing No. 24888, November 3, 1942.

Sold to: Director, Veterans' Land Act for the sum of \$2,413.00 as at January 1, 1943. This transaction was part of the sale of lands in rural districts which was entered into between the Department of the Secretary of State and The Director, The Veterans' Land Act.

Title No. 166913-E received by the Soldier Settlement and Veterans' Land Act on April 4, 1944.

Funds derived from above sale released to credit of Mitsui SUGI (Mrs. Masumi) Registration No. 03234, File No. 11490 on April 17, 1944.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mrs. Sugi Mitsui, in her JP Form dated July 24, 1942, declared owning the following Real Property: "That piece of land situated in the City of Port Coquitlam & Province of B. C. & more particularly known & described as Block Four (4) of Lot Four hundred and Sixty-five (465) Group One (1) Map Nine hundred and Ten (910) in the District of New Westminster....(with)...Two Storey stucco house and basement. 8 Rooms. Chicken houses 1-20x60; 1-16x62; 4-14x14; 1-13x44; 1-2 Storey 22x156; Barn 32x22."

Mr. and Mrs. Mitsui and family occupied the property until they were evacuated. Mrs. Mitsui declared in her JP Form, however, that she was renting the Property under Provisional lease with Edward James Gilmore dated June 1, 1942, to become effective if family evacuated. She stated the Lease and terms were with Harry Johnston, K. C., Columbia Block, New Westminster, B. C. Mr. Johnston forwarded the aforementioned Lease to us with his letter of July 15, 1942, and we, in turn, forwarded same to the Director, Veterans' Land Act after his offer to purchase the property was accepted. An extract was made from said Lease and same appears on file in the Real Property Section.

The above Lease, dated June 1, 1942, was made for a term of 3 years from July 1, 1942, with option to renew for a similar period. The consideration

REAL PROPERTY SUMMARY CONTINUED

Catalogue No.: Nil. (V.L.A.)

(2)

File No. 11490

was \$120.00 annually, payable \$10.00 on the first of every month commencing July 1, 1942. Other stipulations in the Lease included the following:

1. One room downstairs reserved for storing goods and chattels.
2. A list of household effects and farm equipment left for the use of the Lessee.
3. Lessee agreed to pay water, gas and lighting charges.
4. Lessee might assign or sublet but must notify Custodian.
5. Lessee was to have first right or option to purchase.

Mr. E. J. Gilmore, Lessee, did not commence his tenancy until September 1, 1942, at which time he forwarded his rent of \$10.00 to this Office for the month of September. He continued to send in rents each month until August, 1943, the final month of occupancy.

In view of the fact that the date of sale of this property was fixed at January 1, 1943, revenues subsequent to that date were credited to the Director, Veterans' Land Act. However, taxes, fire insurance and other operating charges were assumed by the purchaser as from the date of sale.

It is to be noted that the purchase price was based upon valuations made by qualified appraisers, but the amount paid for this property, however, was considerably less than the 1943 Assessment as shown below:

Land - (Improved)	\$1,396.00
Improvements -	3,000.00
Total	\$4,396.00
Amount paid for property	\$2,413.00

The only revenues received by us from the rental of this property were for the months of September, October, November and December, 1942, as rents collected subsequent to December 31, 1942, were paid over to the Director, Veterans' Land Act. Therefore, revenues received by us did not cover 1942 taxes amounting to \$118.03. These taxes, together with penalty and interest, totalling \$135.23 were paid by us on April 17, 1944, at the time of making adjustment in connection with this transaction.

Mr. A. G. Duncan Crux, Solicitor for the Secretary of State of Canada, filed Deed of Land at the Land Registry Office, New Westminster, B. C., on December 23, 1943, and Certificate of Title No. 166913-4 in the name of Director, Veterans' Land Act was forwarded to him by Mr. Crux as shown in acknowledgment on file dated April 4, 1944, signed by Mr. W. K. Chandler, Legal Adviser to said Director.

Completed statements regarding the sale of this property were forwarded by us to Mrs. Sugi Mitsui under date of April 27, 1944. A statement of her account as it appears in our books was also sent to Mrs. Mitsui on June 9, 1945.

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

.....
Administration Department.

WJJ/HMS
January 17, 1947.

03234		MITSUI, Sugi		11490		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Co.	<i>Transferred to V.L.A.</i> 205766	\$1500.	Dec.	19	1944	Oxford Rd, Hum. Port Comuitian, Lot 1, B.L. 166, Sp2, Sep. 30, B.L. 166, B.C.

Fire Insurance Summary

File No. 11490

January 17, 1947.

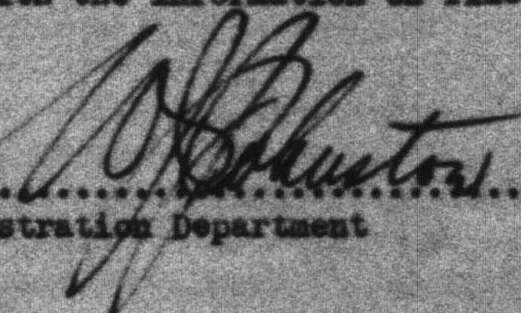
Mrs. Mitsui stated that she carried \$1,500.00 fire insurance on the house in the North West Fire Insurance Company, Vancouver; the policy being in her possession.

We wrote to Messrs. McGregor, Johnston & Thomas Limited regarding the above and they forwarded copy of North West Fire Insurance Company Policy No. 205766 with letter dated December 19, 1942, and with their letter dated December 31, 1942, they forwarded an Endorsement for the Policy, covering the interest of The Secretary of State of Canada, acting in his Capacity as Custodian.

The above Policy did not expire until December 19, 1944, and was transferred to the Director Veterans' Land Act as of January 1, 1943. Unexpired Insurance Premium at this date amounting to \$16.70 was charged to the purchaser and credited to Mrs. Mitsui's account with the Custodian.

Mrs. Mitsui did not declare any fire insurance on her chattels and no evidence of any appears on file.

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

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 Administration Department

WJJ/HMS

PERSONAL PROPERTY SUMMARY

File No. 11490

January 20, 1947.

Re: Sugi MITSUI (Mrs. Masumi)
Registration No. 03234

CHATELS: Mrs. Mitsui stated the following in her JP Form dated July 24, 1942: "List of furniture embodied in lease copy of which has already been sent to Custodian."
Disposition of the above-mentioned chattels will be found in the Chattel Summary in this file.

POULTRY: Mrs. Mitsui declared the following:
"700 - 1 year old hens."
We telephoned Mr. Gilmore at Buckerfield's Limited on January 15, 1947, and he stated he purchased the 700 - 1 year old hens owned by Mrs. Mitsui and paid for them in full.

FARM CROP: In her JP Form, Mrs. Mitsui stated her land had been sown with the following crops: 1 acre asparagus, $\frac{1}{2}$ acre potatoes, $\frac{1}{2}$ acre carrots, $\frac{1}{2}$ acre mangels, $\frac{1}{2}$ mixed vegetables. In view of the fact that the Mitsui family were on the farm until the fall of 1942, they quite probably had the use of a considerable portion of the above crops and made some arrangement with the Lessee regarding the balance of same.
The above assumption is correct as we telephoned Mr. Gilmore, the Lessee, on January 15, 1947, and he stated he had paid Mrs. Mitsui for the remainder of the crops on the farm when she was Evacuated.

LIFE INSURANCE: Mrs. Mitsui declared the following:
"\$1000 Canadian Mutual Benefit Association, Vancouver.
Policy in owners possession."
This Policy did not come under the control of the Custodian and no further information regarding same appears on file.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

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


.....
ADMINISTRATION DEPARTMENT

WJJ/HMS

ACCOUNTS RECEIVABLE: On September 21, 1943, \$2.40 was credited to Sugi MITSUI's account No. 11490 in this Office, being balance standing to her credit on Pacific Co-operative Union Books.
See extract on this file dated September 21, 1943.

January 20, 1947.

CHATTTEL SUMMARY

Re: Sugi MITSUI (Mrs. Masumi)
Registration No. 03234

Mrs. Mitsui stated the following in her JP Form dated July 24, 1942: "List of furniture embodied in lease copy of which has already been sent to Custodian." The Lease stipulated that one room upstairs was to be reserved for storing goods and some chattels. The list of effects attached to the Lease were the articles left for the use of the Lessee.

A number of articles were removed from the dwelling on Oxford Street, Port Coquitlam, to our auction rooms where they were sold at New Westminster Auction No. 13. A few articles were sold to the tenant, Mr. E. Gilmore. Upon our instructions Trapp Motors Limited appraised the goods purchased by the tenant and they stated in their report dated September 13, 1944, that Mr. Gilmore replaced two old brooders with new ones and gave Mitsui benefit of having used the old ones for a term.

When removing the effects from the Oxford Street house several articles were not considered worth the expense of removing and were left on the premises.

Mrs. Yachiyo ABE also declared leaving effects at the above address and Mr. Mitsui, in letter dated October 12, 1942, confirmed that Mrs. Abe's goods, which were old things, were with him at Port Coquitlam. Mrs. Abe's effects have been disposed of and net proceeds from the sale of same have been credited to her account No. 10907 in this Office.

The net proceeds derived from the sale of Mrs. Mitsui's chattels amounting to \$130.34, has been credited to her account No. 11490 in this Office.

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

WJJ/HMS

.....
Administration Department

1 Carton of Photos, belonging to the above-mentioned, is in storage in the Japanese Buddhist Church, 120-10th Street, New Westminster, B. C.



**VANCOUVER ISLAND POULTRY
CO-OPERATIVE ASSOCIATION**

DUNCAN, B.C.
P.O. BOX 654
PHONE 727

EVACUATION SECTION	
Rec'd	51948
File No.	
Ans.	
Referred	<i>Johnston</i>

★
Duncan, B.C.
April 3/48

Mr. W. J. Johnston,
Office of Custodian
506 Royal Bank Bldg.,

Re Sugi Chattels

Dear Sir:

Recieved yours re the above and will try to outline for your information the disposition of the above chattels as best I can from memory. I vacated the premises in March 1947.

Purchased by me from the Custodians office, I believe in 1945 as follows:

- 1. Dining room table
- 6 " " Chairs
- 1 bronze fireside set
- 1 writing desk.
- 2 egg baskets
- 1 egg scale
- 2 Red Head Brooders
- 1 snider brooder
- 6 feed hoppers

Most of these goods were old and were valued at your appraiser Mr. Anderson I believe about \$55.00 for which I issued check to the office of the custodian. All other goods were removed by the custodian's trucks at that time for auction, amongst this was the mentioned incubators and a general assortment of farm equipment. At the time of removal I wrote to Mrs Mitsui stating the action of the Custodian, and telling her that these goods had been taken over by the custodians office.

Hoping the above information will be of assistance to you

Yours truly

*Approved
per Trapp - Independent*

C. J. Gilmore

Mrs. Saied MITSUI

File No. 11490
Reg. No. 03234

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 3	Rents collected - Sept. to Dec.	\$	\$ 40.00	
1943 January 1	Credit re sale of property		2,291.47	
December 16	Registry Office - Certificate of Encumbrance	1.00		
	Payment of debt by Tatsui ASAVA		160.00	
1944 January 3	Cheque to you	100.00		
February 1		60.00		
September 19	Sale of furniture & equity in brooders		53.00	
	Appraisal fee	5.30		
October 19	Proceeds Auction Sale		76.84	
	Long distance telephone call	.20		
1945 January 30	Proceeds Auction Sale		4.59	
April 23	Legal fees re sale of property	15.00		
June 4	Cheque to you	2,000.00		
1946 August 10	Proceeds Auction Sale		1.21	
1947 January 22	Cheque to you	445.61		
		<u>\$2,627.11</u>	<u>\$2,627.11</u>	

NIL

Accounting Department
April 19th, 1948

11490

April 1, 1948.

REGISTERED
Mr. E. J. Gilmore,
Vancouver Island Poultry Association,
Duncan, B. C.

Dear Sir:

Re: Bugi (Mrs. Masumi) MITSUI
and
Blk. 4, Lot 465, Op. 1, Map 910,
City of Port Coquitlam in the
Dist. of New Westminster.
Oxford Street, Port Coquitlam, B.C.

We are writing you at this time in connection with the three Charter incubators, brooders, feed troughs and any other farm equipment which may have been left on the property of the above-mentioned at Port Coquitlam after we removed the majority of goods to our Auction Sales room.

Mrs. Mitsui has filed a claim in connection with her Real and Personal property and we would ask you to let us have as complete a report as possible of the situation regarding the above-mentioned articles at the time you vacated the property. Kindly advise us as to the final date of your occupancy and also state whether or not you had any communication with Mrs. Mitsui regarding this matter.

A reply by return mail would be appreciated and we are enclosing herewith a stamped, addressed envelope to facilitate your reply.

Yours very truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

Enc. (1)

11,90

January 22, 1947.

REGISTERED

Mrs. Sugi MITSUI,
Registration No. 03234,
34 Wentworth Street North,
Hamilton, ONTARIO.

Dear Madam:

We are enclosing herewith our cheque for the
sum of \$445.61, which represents the total amount at
credit in your account with the Custodian.

Kindly acknowledge receipt of this remittance
at your early convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

File No. 11490
10907

January 18, 1947

MEMORANDUM

TO: Miss G. Girard

FROM: Mr. W. J. Johnston

Re: Sugi MITSUI (Mrs. Masumi)
File No. 11490, Reg. No. 03234 and
Yachiyo ABE (Mrs. Isamu)
File No. 10907, Reg. No. 07616

Kindly transfer the following from Sugi MITSUI,
File No. 11490, to Yachiyo ABE, File No. 10907:

1 Couch.....\$2.75

The above was sold at New Westminster Auction
No. 13, on August 30, 1944, and now identified as belonging
to Yachiyo ABE.


.....
Administration Department.

WJJ/HMS

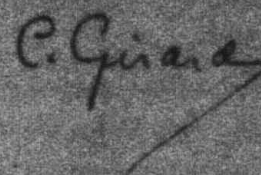
Accounting Department:

Charge to File 11490 and credit as follows:

Credit File 10907 - Realised: \$2.75	Less Expenses: \$0.82	Credited: \$1.93
" " 11490 " \$109.50	" \$32.66	" <u>\$76.84</u>

\$78.77

Transferred, January 21, 1947.



NAME MITSUI, Sugi (Mrs. Masumi)

REGISTRATION NO. 03234

FILE NO. 11490

The following chattels were sold by public
auction at Vancouver, B.C. on June 27 - July 3, 1946.

Clothing
9 Books
Picture frames
2 Photo finishers

\$ 0.80 C
0.25 MISC
0.25 F
0.40 HIC

Total

Less Expenses: (Auctioneer's Fee: \$0.21
(Advertising: 0.10
(Moving: 0.18

Net Proceeds Credited:

\$ 1.70

\$ 0.49

\$ 1.21

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 66.

Remarks.

April 29, 1946.

Johnston
To: Mr. Johnston

From: P. Matheson

Re: Mrs. Isamu ABE, Reg. No. 07516, File 10907

This woman declared one double bed, one box kitchen utensils, 1 sofa bed and one trunk, all left at the home of Mr. Mitsui, Box 40, Port Coquitlam. Chattels at this address are dealt with on File 11490. MITSUI confirmed that Mrs. ABE's chattels were with him at Port Coquitlam - See Feb. 22/43, File 10907. Same on letter of Nov. 2/44 on File 10907 states that double bed and sofa were sold with MITSUI's things - See INMAN Auction Aug. 30/44. The box of kitchen utensils may have been shipped. The trunk appears to be in the Buddhist Temple, New Westminster. If you consider the evidence on file sufficient, would you transfer the proceeds of the sale of the bed and sofa to Mrs. ABE's account?

Matheson

*Bed of no commercial value,
therefore left on premises.
Mitsui stated in letter Oct 1943
that Mrs. ABE's effects
were "old things" &*

under bed sofa & trunk.

ENEMY SECTION	
Rec'd	MAY 4 1946
File No.	11490
Ans'd	
Refer'd	Belieford

11:90

May 31st 1945.

Mrs. Sugi MITSUI,
Registration No. 03234,
Summerville, ONTARIO.

Dear Madam:

We are in receipt of your letter of the 23rd instant and in accordance with your request we are enclosing herewith our cheque for the sum of \$2,000.00 and after deducting this amount from your account you will have a credit balance of \$446.53 with the Custodian.

We are preparing a statement of your account and same will be mailed to you under separate cover.

Your acknowledgment of this cheque will be appreciated.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/MS
Enc.

*Letter from Japanese
re file #11307
(Husband's file)*

MEMORANDUM

File No. 11490

April 27th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Sugi MITSUI

The following goods are in storage in the Buddhist
Temple at New Westminster:

1 Box of school books
1 Box of sundries
Small suit case and contents
1 Box curios, etc.

WJI:LEM



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 11490

NAME: Sugi MITSUI

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$53.00

PURCHASE PRICE: \$53.00

COMMITTEE'S APPROVAL: February 13, 1945

PURCHASER'S FULL NAME: Mr. E. Gilmore.

ADDRESS: Coquitlam, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: (state if purchase price already paid or arrangements made)	YES Paid in full.	NO
---	---------------------------------	----

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD:	1 Desk	\$6.00
	2 Dressers	10.00
	1 Dining table }	
	6 chairs }	16.00
	Set of small Fire Tongs	3.00
	1 Old Dresser	3.00
	Equity in Brooders	15.00
		<hr/>
		\$53.00

Re Equity in Brooders: Mr. Gilmore replaced two old brooders with new ones, and is giving Mitsui benefit of having used the old ones for a term.

NAME WISSE, Sgt (Hon. Member)

REGISTRATION NO. 03234

FILE NO. 11490

The following chattels were sold by public

auction at Surrey, B. C. on November 22, 1944

Box of dishes and Jug	\$ 2.75 K
Basket of sundries	2.00 K
2 Boxes of dishes	2.25 K

Total		\$ 7.00
Less Expenses:		\$ 2.41
(Auctioneer's Fee:	\$0.70	
(Advertising:	0.17	
(Movings:	<u>1.54</u>	
Net Proceeds Credited:		<u>\$ 4.59</u>

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 8

Remarks.

11490
10907, 11507

November 2, 1944

Mr. Ed. Gilmore,
Box 89,
New Westminster, B.C.

Dear Sir:

Re: Yachiyo ABE,
Mitsui BISHU

Mrs. Abe declared that she left in the Mitsui house, the following effects belonging to her:

1 double bed	1 sofa bed
1 box kitchen utensils	1 trunk

According to our records some part, or all of this was to be shipped to her.

It is not quite clear whether these goods were actually shipped. Would you kindly let us know about this at your convenience.

Yours truly,

W.J. Iversen
Protection Department

WJI:LM

MEMORANDUM

File: 11490

September 26, 1944.

To: The file

From: Mr. Iverson

Re: MITSUI, Sugi. Oxford St.

The following effects were left on the premises ^{C. G. Williams} as not being worth the cost of removal.

- ① ✓ 4 Small Homemade tables
- ✓ 1 Old Bureau
- ✓ 1 Old chest of drawers
- ✓ 1 Couch (old)
- ✓ 1 Homemade chest of drawers
- ✓ 1 Bed spring
- ✓ Several small items of odds and ends. ✓

I certify that having examined the foregoing they were in my opinion of no commercial value.

.....*[Signature]*.....

WJL/pls

Chattels belonging to MITSUI, Sugi
Coquitlam B. C. Reg. No. 03234.

File 11490

Sold to tenant, Mr. E. Gilmore.

✓ 1 Desk.	\$ 6.00 F ✓
✓ 2 Dressers	10.00 F ✓
✓ 1 Dining Table)	
✓ 6 " Chairs)	16.00 F ✓
✓ Set of small Fire Tongs	3.00 F ✓
✓ 1 Old Dresser	3.00 F ✓
Equity in Brooders	15.00 M ✓

\$53.00

Less Appraisal Fee (10%) 5.30
\$47.70

" Considered a just and fair appraisal as made by me
this 13th day of September 1944. "

Signed.

TRAPP MOTORS, LTD.

Witness.

R. M. Anderson

J. W. Trapp

RE equity in brooders, Mr. Gilmore replaced two old
brooders with new ones and is giving Mitsui benefit
of having used the old ones for a term.

Approved by R.A.C.
10/2/45

NAME MISUMI, Sugi (Mrs. Masumi)

REGISTRATION NO. 03234

FILE NO. 11490

The following chattels were sold by public
 auction at New Westminster, B. C. on August 30, 1944

Box tools, auger and capper	\$ 1.00 T
Box Sundries	0.75 Misc
1-15 Gals crock	4.00 K
1-10 Gals crock	3.50 K
Tub of dishes	0.25 K
Fire chains	1.25 Misc
Box tools	1.00 T
Box tools	1.50 T
Radio Parts	1.25 Misc
Radio Parts	2.00 Misc
Fire basket	2.50 F
Box tools	5.75 T
Saw cross cut	2.75 T
2 Suit cases	3.00 Misc
2 Boxes, pot phonograph	1.50 Misc
Box of dishes	0.25 K
Pot of dishes	1.75 K
Feed trough	2.75 M
Incubator, small	1.50 M
Incubator small	3.00 M
Coal brooder	5.00 M
Coal brooder	3.25 M
Cultivator	1.00 T
Fire screen	1.50 F
Couch	2.75 <i>transferred</i>
Horse Cultivator	4.50 M <i>10/10/40</i>
Egg crates	1.00 M <i>2/1/47</i>
Desk	1.25 F <i>5/4</i>
Total	\$ 63.50
Less expenses	\$ 60.75
Net proceeds credited	
Amount of cash on hand at present	
Amount of cash on hand at present	
Amount of cash on hand at present	

NAME MITSUI, Sugi (Mrs. Masumi)

REGISTRATION NO. 03234

FILE NO. 11490

The following chattels were sold by public
 auction at New Westminster, B. C. on August 30, 1944.

	Carried forward	\$ ^{60.75} 63.50
- 3 Cross cut saws		3.75 F
Bed and spring		4.00 F
Sanitary couch		6.00 F
3 Lanterns		0.25 <i>each</i>
3 Boxes sundries		0.25 <i>each</i>
2 Pictures		1.00 F
Loop		2.25 F
Cupboard		0.75 F
China Cabinet		10.00 F
Chest of Drawers		8.50 F
Sleigh		1.50 <i>Misc</i>
Parlor Suite		6.50 F
Phonograph		5.00 F
- Buffet		7.00 F

Total	(Auctioneer's Fee)	\$ 10.95 10.95	\$ 109.50
Less Expenses:	(Advertising)	2.24 2.27	\$ 32.66
	(Moving)	18.81 18.84	18.81
Net Proceeds Credited:			<u>76.81</u>

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

New Westminster 13.

Remarks.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 11490

Reg. No. 03234

506 Royal Bank Building,
Vancouver, B. C.

APR 27 1944

Mrs. Sugi MITSUI,
House No. 135,
Greenwood, B. C.

Dear Sir:

Re: Port Coquitlan, B. C.
Block A, Lot 465, Group 1, Map 910, District of New
Westminster, C. of B. 50471.

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	\$2413.00
Add:	
Unexpired insurance premium as at January 1st, 1943	16.70
	<u>\$2429.70</u>
Less:	
Tax arrears to December 31st, 1942	\$ 135.23
Registration fee	3.00
Encumbrance—Principal	
—Interest	<u>\$ 138.23</u>
Net proceeds of sale	<u><u>\$2291.47</u></u>

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.

Farm Appraisal ReportFile No. JL-496Land Description Blk. 4 of D.L. 465, Gp.1, Map 910.Containing 17.45 AcresOwner's Name MITSUI, Sugi Post Office Address Port Coquitlam, B.C.Nearest Rail Point Port Coquitlam, B.C. Distance 2 milesMarket Town New Westminster, B.C. Distance 10 "Church (give denomination) Port Coquitlam-all denominations Distance 2 "Nearest School Port Coquitlam Distance 2 "State how property was identified: Map location and corner posts.

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

Direct access to Oxford Road - good gravel road.Is this district a good one? Only fair.Employment opportunity Practically nil in immediate vicinity.Predominating Nationality and religion: Mixed.Describe Fencing and its condition: No fences. Value \$Water supply: From well with pressure tank. Value \$

Electricity - power available. Light & power installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	33 x 33	Frame-stucco	2 st.	Shgl.	8	Conc.	Good	2700.00
Henhouse	20 x 60	"	1 "	"	1	Wood	"	300.00
"	16 x 62	"	1 "	"	1	"	"	250.00
BARN	22 x 156	"	2 "	"	15	"	Fair	800.00
"	23 x 44	"	1 "	"	15	"	"	140.00
BARN	1 x							
CRANARY	1 x							
Brooder Hse.	14 x 14	"	1 "	"	15	"	"	15.00
"	14 x 14	"	1 "	"	15	"	"	15.00
"	14 x 14	"	1 "	"	15	"	"	15.00
"	14 x 14	"	1 "	"	15	"	"	15.00

Total present day value \$ 4250.00

Total Value Buildings add to farm

\$ 2125.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: Concrete basement; brick chimney to ground.No. rooms downstairs? 4 Upstairs? 4 How finished Plaster downstairs; wood up.Are buildings painted? No. Condition of paint -Distance from nearest bush Approximately 100 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.13	Slightly un- dulating <i>6.13 acres</i>	Sand & Gravel 6" to 10"	Gravel & stone	Mixed small crops. Mainly building.	30.00	183.90
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
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	
11.32	Mainly gravel bar to Coquitlam River <i>11.32 acres</i>			Home wood lot	10.00	113.20

Total value of Land \$ 297.10

Total added by buildings to value of farm \$ 2160.00

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

Total value of farm \$ 2457.10

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

This is strictly a poultry proposition. Cleared land in poor condition and very low in fertility.

Owner's family is still in occupation.

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

Poultry proposition only.

Noxious weeds:

No serious weed situation.

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

City of Port Coquitlam.

Improvements-\$3000.00 - Taxes, 1942 - \$118.03.

Assessed- Land- - - - \$1396.00

Date: July 8th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 7 day of July 1942.

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

**This property is strictly a poultry proposition
and is well equipped to handle 8000 birds.**

The land is little more than a gravel bar and runs West to the Coquitlam River; it has little or no agricultural possibilities owing to the general nature of the soil. Generally speaking, this holding has little use for any other purpose, but as a poultry proposition.

The house is comparatively new and well constructed with electric pressure tank water system, home built furnace, fireplace, all plastered on first floor and fully stuccoed outside.

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

H11

W11

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

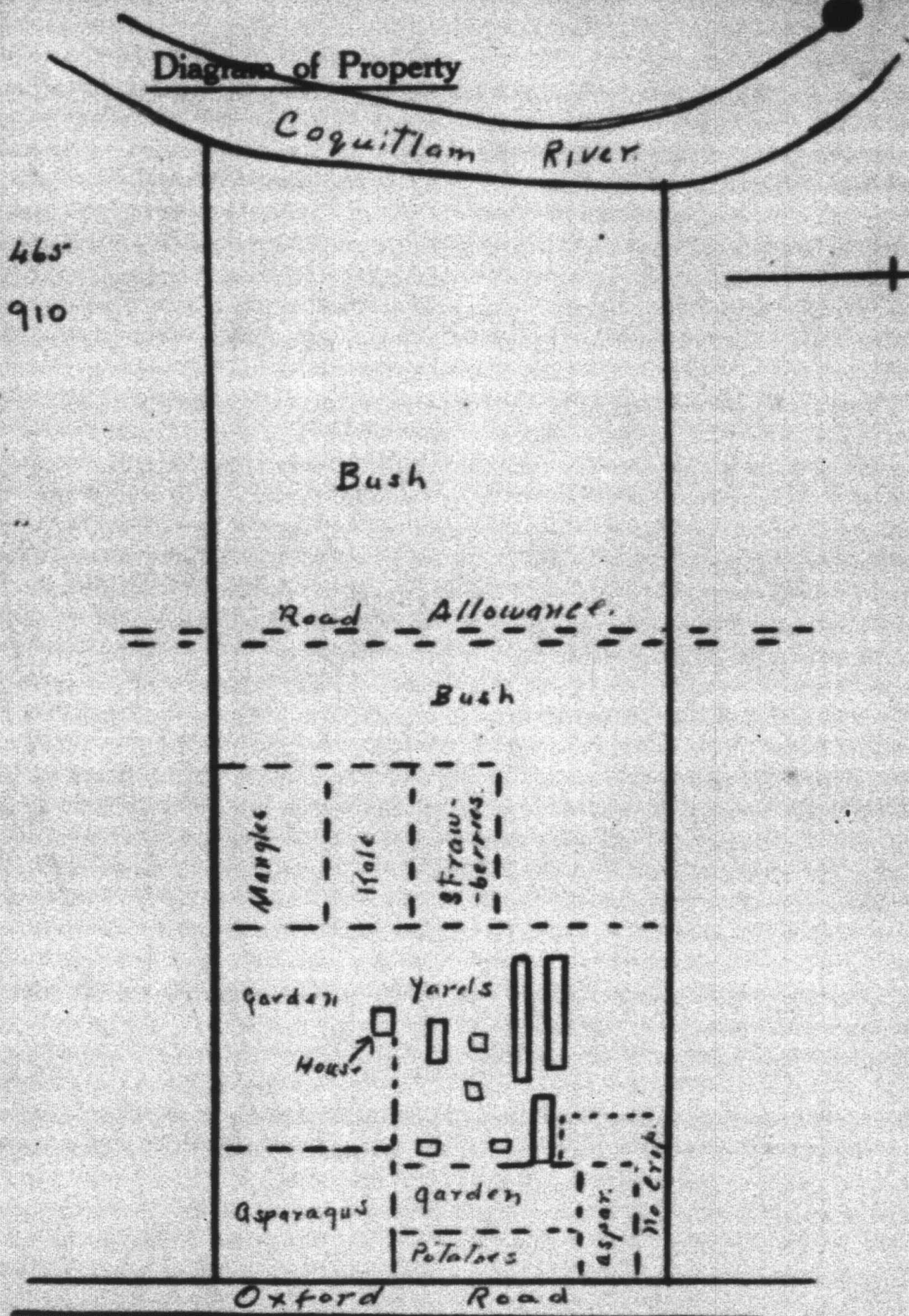
Asparagus	-	.94 acres
Potatoes	=	.53 "
Vegetable garden	-	.44 "
Strawberries	-	.48 "
Kale	-	.46 "
Mangels	=	.60 "
Yards, buildings, etc.-	-	2.90 "
		<u>6.18</u>
Bush-gravel with home wood lot	-	<u>11.32</u>
		<u>17.45</u>
Total \$		\$

Amount fruit trees add to value of farm \$

Blk. 4 of DL 465
Gr. 1. Map 910

Sug. Milsui

Scale 200' = 1"



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2500.00

Date 14th July 1942.

"I.T. BARNET"
District Superintendent.

REAL PROPERTY MEMORANDUM.

File No. 11490.

Name: Sugi MITSUI

Catalogue No.

Re: Farm on Oxford Avenue in the City of
Port Coquitlam.

TITLES AND ENCUMBRANCES.

A. Title No. 151507-E.

Property. Block 4, Lot 465, Group 1, Map 910, City of Port
Coquitlam, District of New Westminster.

Name: Sugi MITSUI.

Whereabouts: Owner's possession. "On hand" (JP form).

B. Charges.

Registered: Nil.

Vested: Yes. Filing No. 24888.

Unregistered: Nil. No evidence found.

Taxes: \$259.16 including 1943
(if paid by Sept. 10th).

Arrears: \$129.83 (1942)
Int.: 5.40 at Sept. 10, 1943.

Insurance: \$1500.00 (December 19, 1944)
(Expiry date).

\$135.23 TOTAL.

Assessed Value: Land. \$1396.00.

Improvements. \$3000.00.
(Dwelling and outbuildings).

Valuation by Appraiser.

Amount of Bid: \$2413.00 (S.S.B.)

Approved by Advisory Committee:

Paid as shown in attached letter.

Name of transferee as attached letter.

ADMINISTRATION.

Tenancy: Leased to E. Gilmore @ \$10.00 per month.

Chattels: Some left for use of Mr. Gilmore and included in lease. Balance
stored in one room of house (downstairs).



11490.

28th January, 1944.

Mrs. Sugi HITSUI,
Registration No. 03234,
House No. 135,
Greenwood, B.C.

Dear Madam:

We are enclosing herewith our Cheque
for the sum of \$60.00 being the balance of money
received from Mrs. Tatsu Osawa in settlement of
her personal debt to you. After deducting this
amount you will have a credit balance of \$41.40.
in your account with the Custodian.

Yours truly,

W.J. Johnston.
Administration Department.

WJJ/MB.

Amount \$ 125.

Greenwood, B.C.

January 8, 1944

Mr. F. J. Johnston.

506 Royal Bank Building,

Ottawa, Ontario.

Dear Sir:

I am in receipt of your letter and
cheque of the 3rd instant. My thanks for
your immediate attention.

I am, after having sent me the cheque
for \$100.00, finding that it is a credit balance
of \$101.40. I do not understand that, as the
total debt was \$225.00, from which I re-
ceived \$65.00, in November, personally,
from Mrs. Gawn. Will you please check
the over, and balance balance owing
me is \$60.00, so if you send me that
remaining balance, all will be straight.
Thanking you.

Yours truly,
D. M. S. P. Gawn

EVACUATION SECTION	
Rec'd	JAN 12 1944
File No.	11470
Noted	Johnston

CABLE ADDRESS
BUCKERFIELD'S
SEEDS
ACME
BENTLEY'S

The Home of
BUCKERFIELD'S QUALITY PRODUCTS



Buckerfield's Ltd.

P.O. BOX 279
VANCOUVER, CANADA

TELEPHONE
HASTINGS 1400
PRIVATE EXCHANGE
CONNECTING
ALL DEPARTMENTS

✓
W. J. S.

New Westminster,
April 21/43

Dear Sirs-

Please find enclosed cheque for \$10.00 to
apply on rental of Mitsui Farm Coquitlam. I believe I
overlooked this for April-kindly advise and I will
send along check to cover May.

Thanking you,

Ed Gilmore

MITSUMI, S.

File 11490 Reg. 03234

Rent for March of April

W

10907
11490
11507

March 1st, 1943

Mr. Ed Gilmore,
c/o Buckerfield's Ltd.,
Box 89,
New Westminster, B. C.

Dear Sir:-

Re: Mr. & Mrs. Masumi WITONI
Mrs. Issuu (Yachiya) ABE

Many thanks for yours of February 22nd. Mr. Masumi Witoni wrote to us on our file 11507 in December that one double bed, one sofa bed, one box kitchen utensils, and one trunk belonging to Mrs. ABE were left with his things at Oxford Street, Port Coquitlam. We think that this may be regarded as sufficient evidence of the ownership of Mrs. ABE.

The Security Commission have already sent this lady's application of November 17th asking for the first item, a wash tub, and the last two items, and if they contact you and wish to make shipment we should be much obliged if you would release the articles to them.

Yours truly,

E. F. Green
Protection Department

WFO:IF

C
O
P
Y

BUCKERFIELD'S LTD.

New Westminster,
Box 89,
Feb. 22/43

Custodian of Enemy Property,
Mr. H. D. Richardson,

Dear Sir-

Re: Masumi Mitsui and Mrs. Y. Abe

Regarding double bed and sofa left by Mrs. Y. Abe, I have list of inventory prepared by Sugi Mitsui and myself, which includes 6 beds but no sofa, however there is a sort of a sofa on the premises which might be what she refers to, the beds are all listed as belonging to Mitsui and before release could be given to her for either bed or sofa written permission would have to be received from Sugi Mitsui, as far as I know all furniture left on the premises was the property of Sugi Mitsui,

Hoping this is the required information,

Yours, "Ed. Gilmore"

North West Fire Insurance Company

INCORPORATED - 1880

VANCOUVER BRANCH

JOHN ANDERSON
MANAGER

MCGREGOR, JOHNSTON & THOMAS LTD.

GENERAL AGENTS

414 PENDER STREET WEST

VANCOUVER, B.C.

PHONE: PACIFIC 4874

Vancouver, B.C.

19th. December 1942

INFORMATION SECTION	
Date	
Ans.	<i>[Signature]</i>
Referred	

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	11490
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:-

Re Sugi Mitsui - File No. 11490

In reply to your letter of the 18th. Inst., we now enclose copy of Policy No. 205786 covering dwelling on the property described but written in the name of MASUMI MITSUI and not as above.

We presume this is the policy referred to.

Yours very truly,

MCGREGOR, JOHNSTON & THOMAS, LTD.

per. *[Signature]*

Husband

McK/NH.



Mr. Richardson

November 21, 1942.

MEMORANDUM TO FARM LANDS

File No. 11490

MITSU, Sugi

Reg. No. 03234

ATTENTION OF MR. RICHARDSON.

Please attach a note to the extract of Lease stating whether there is a properly executed lease, and if so where the original is held.

X This procedure should be consistently followed wherever leases have been entered into on behalf of Japanese persons.

ARM

A. G. McArthur.

23/11/42
SEA/CO Leases from which Extracts are made, are available in Lease File where they are all together, that is

From now on all new Leases will be filed in relative files.

ARM

C
O
P
Y

M. Mitsui

Greenwood, B. C.

October 12th 1942.

Mr. H. F. Green,
Protection Department
The Custodian Office,
Vancouver, B. C.

Re: 10907

Chattels for Mrs. Isamu ABE

I recieved your letter 9th inst, most of my chattels is still
remain at Port Coquitlam.

And Mrs. Isamu Abe's chattels is keeping same place.

But I think she don't need present time, because most of old
things. Anyway they still remain at Port Coquitlam.

Yours Truly,

"M. Mitsui"

Inquired re File #11507

~~1507 11490~~

~~1507~~ 11490

October 6, 1942

Mrs. Isaac ARE, #57616
Slocan, B. C.

Dear Madam:

Re: Chattels

In your Registration you listed the following articles: 1 double bed, 1 sofa bed, 1 box kitchen utensils, 1 trunk, and you stated these goods were left with Mr. Mitsui, Box 40, Port Coquitlam. We presume you have taken these goods with you, and we should now like you to confirm that you have no chattels remaining in any protected area of British Columbia.

Yours truly,

H. F. Green
Protection Department

HFB:ED
c/c to file 11507

11490

20th July, 1942.

Mr. Harry G. Johnston,
Columbian Block,
New Westminster, B.C.

Dear Sir:

re: Sugi MITSUI.

We acknowledge receipt of yours of the
15th instant, enclosing copy of lease between
S. Mitsui and Edward James Gilmour, dated June
1st, 1942.

We thank you for your courtesy.

Yours truly,

Manager,
Farm Department.

RDR:GF

Harry G. Johnston, H.C.

Barrister & Solicitor

Notary Public etc.

TELEPHONE 710
P.O. BOX 335

*Shamus
Richardson*

*Law Offices
Columbian Block
35 Sixth Street*

*New Westminster, British Columbia
Canada*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 16 1942

July 15, 1942

N/R

Department of Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

Dear Sir,

Attention Mr. Richardson

Re: Lease - Sugi Mitsui and Edward
James Gilmour

I enclose herewith lease from Sugi Mitsui
to Edward James Gilmour covering Block 4 of Lot 465,
Group 1, Map 910, City of Port Coquitlam, and the
goods and chattels as set out in the lease.

My information is that the above parties
conferred with you in respect to the lease.

Yours truly,

Harry G. Johnston

HGJ/MW
Enc.

Claiming

Household Effects:

- 1 Kitchen Table
- 5 Kitchen Chairs
- 1 Small Cabinet
- ~~1 Dining Room Table~~ S
- ~~4 Dining Room Chairs~~ S
- 1 Bench
- 1 Book Case
- 1 Flower Stand
- 1 Deer Head
- ~~1 Fire Screen~~ S
- ~~1 Fire Grate~~ S
- ~~1 Buffet~~ S
- 5 Pictures
- ~~1 Brown Fireside set~~ S
- ~~1 Writing Desk~~ S
- 1 Small Table
- 8 Dressers 3 S.
- 1 Encyclopedia set
- 6 Bed Steads
- ~~1 Writing Desk~~ S
- 2 Chairs
- 1 Table Lamp
- 1 Bear Skin Rug
- 1 Doll

*4
10 books
5*

1 studio bench

Poultry Equipment:

700 - 1 year old White Leghorn Birds

- 3 Charters "540" Incubators
- ~~1 Small "300" Incubators~~ S
- 2 Egg Baskets
- 1 Grading Scale
- ~~4 Red Head Brooders~~ S
- 1 Grandview Electric Brooder
- 1 Snider Electric Brooder
- 1 "75" size Electric Brooder
- ~~10 Galvanized Water Troughs~~ S
- 3 Wooden Hoppers
- 1 Hand Cutter
- 2 Scrappers
- 2 Square Shovels

Farm Equipment:

- 1 Electric Pump & Tank *for*
- 6 Garden Hoes
- 3 Small Sickles
- 1 10 Prong Fork
- 2 Garden Rakes
- 3 Shovels
- 1 Hay Fork
- 2 Peaveys
- 3 Axes
- 9 Wooden Hoppers
- 16 Galvanized Chick Hoppers
- 1 Shovel Fork
- 6 Galvanized Waterers
- 9 30" Pipes
- 9 Stone Founts
- 1 Scratch Harrow

Sundry Equipment:

- ~~4 Cross-cut Saws~~ S
- 3 Crow Bars
- 1 Buck Saw
- 2 Augers
- 1 Large Axe
- 4 Garden Hose
- 1 Counter Scale
- 6 10 Gallon Milk Cans
- 3 Hand Saws
- 2 Carpenter Axes
- 1 Trowel
- 1 Jack
- 1 Box Bicycle Tools

*S - sold by auction 30/8/44
New Westminster 13.*

S: sold to tenant - 13/9/44

*Appraised by ~~W. C. C. C.~~
Trapp Moton*

*Good sold at SURREY 8 Nov 22, 1944
(see extract)*

File No. 11490

EXTRACT FROM LEASE.

Lessor: Sugi MITSUI

Lessee: Edward James GILMOUR

Date: June 1st, 1942.

Term: 3 years from July 1st, 1942, with option to renew lease for further 3 years.

Consideration: \$120.00 annually, payable \$10.00 on the 1st of every month commencing July 1st, 1942.

Property:

Land - Block Four (4) of Lot Four Hundred and Sixty-five (465), Group One (1), Map 910, City of Port Coquitlam, in the District of New Westminster, Province of British Columbia.

Dwelling - Included, except one room downstairs for storing goods and some chattels. The attached list of goods and chattels are included in the lease.

Further particulars in Lease:

1. THE LESSEE AGREES to pay all water and gas rates and electric lighting which shall be assessed or chargeable upon the said premises during the term hereby demised or during the time the Lessee shall occupy the demised lands as tenant to the Lessor.
2. IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO that the Lessee shall have the right to assign or sublet and the Lessee agrees to notify the Custodian of Japanese Evacuation immediately upon assigning the within lease or subletting the premises. The Lessee hereby agrees that he will not carry on any business that shall be deemed a nuisance on the said premises.
2. THE LESSOR HEREBY COVENANTS, PROMISES AND AGREES by and with the Lessee that at the expiration of the term hereby demised or any renewal thereof as herein provided, in the event of the Lessor selling the within described property or any part thereof, the Lessee shall have the first right or option to purchase the same for the price and on the terms as the same is being sold and the Lessee's refusal to purchase the same, in writing, is a condition precedent to any sale.

V.L.A.

NOV 27 1947

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.

11490

K 496
PIC 258P.
Inv. 43

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

(1) NAME Mas Sugi Mitani (RCMP) Reg. No. 03234
(Print) Surname Given Name

(2) Pre-Evacuation Address Greenwood Port Hope B.C.

(3) Present Address 85 Murray St., Hamilton, Ont.

(4) REAL ESTATE

(a) Street Address (if any) Oxford Street Port Hope B.C.
City or Municipality Province

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

Block Four (4) of Lot Four hundred and Sixty five (465)
Group One (1) Map Nine hundred and Ten (910)
in the District of New Westminster B.C.

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

- (i) Farm Small fruit and poultry 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.)

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

(i) Land - - - - - \$ 1396.00

(ii) Buildings Include chicken house - - - - - \$ 4000.00

(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) - - - - - \$ 5396.00

(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2413.00 ✓

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - - - \$ 2983.00

(5) PERSONAL PROPERTY

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

Oxford Street Port Hope B.C.

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

Livinghouse and chicken house

(c) How stored or packed at time of evacuation All furniture, small place in house
China, ware, kitchen ware & Japanese fancy goods packed away in boxes
in basement.

(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")

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

Estimated Value \$	Estimated Value \$
1. 161.75	Estimated Value \$
2. 39.75	Estimated Value \$
3. 250.00	Estimated Value \$
4. 265.30	Estimated Value \$
5. 121.95	Estimated Value \$
6. 136.36	Estimated Value \$
7. 136.36	Estimated Value \$
8. 136.36	Estimated Value \$
9. 136.36	Estimated Value \$
10. 136.36	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$ 757.34	

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))

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

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

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, Augie Mitan
of the Province 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

of the Province of Ontario
in the County of York
this 22nd day of November

A.D. 1947.

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.

Name of Claimant **MITSUI, Sugi**
Custodian File **11480**

Case **1075**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		Charges 12.50 & Comm.	V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there- of		Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					5413.	3994.12			3994.12	10651
<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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
133.15	94.55	28.36		71.02	356.35 356.35	253.05 356.35	55.00	6.36	287.77 356.35	
TOTAL RECOMMENDATION										3994.40

DEFENCE BRIEF

Sugi MITSUI

File No. 11490

Case No. 1076

V.L.A.-
Lands, Bldgs. &
Chattels
Toronto, Ont.
21/5/48

Sheet A.43 Line 1

REAL PROPERTY CLAIM

(1) Block 4 Lot 465 Group 1 Map 910 City of Port Coquitlam, N.W.D.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$5,896.00	\$4,396.00	\$2,457.10	\$2,413.00

Appraised by D. Dodding - (S.S.B)

A question of value only. Claimant states that although land was sandy, it was good for a fruit growing farm.

PERSONAL PROPERTY CLAIM

(2) Chattel Claim:

Goods valued by claimant at	417.85	sold at auction for	106.55
" " " "	" 105.50	" by tender for	53.00
" " " "	" 150.00	" with Real Ppty.	
" " " "	" 10.00	abandoned.	
" " " "	" 210.35	no account, theft, etc.	
Total Claim	893.70		

Submissions:

- (1) Personal property sold brought fair market value.
- (2) Claim for personal property not sold is exorbitant.
- (3) Some chattels were left in custody of other than Custodian, etc., and therefore, not within terms of reference.

Witnesses:-

Mr. IVERSON - Attended auction as Custodian's representative, and abandoned goods.
Mr. WILLS - Attended auction as Custodian's representative.
TRAPP MOTORS LTD. - Appraised chattels.

HAI/mw

M. Mitsui
In-Chief.

MR. BEST: My lord, the husband has come over from
Hamilton, in which city the claimant lives, and
he informs me Mrs. Mitsui is ill. I have had
him sign these claims for her and if your lordship
desires I will give him a letter to take back to
Hamilton to be sent to the Secretary.

THE COMMISSIONER: I think you had better arrange that
the letter be sent to you. In that way the
Secretary can look to you for the letter rather
than to communicate with the claimant, herself.

MR. BEST: Thank you, my lord.

MITSUI MITSUO, being first duly sworn, tes-
tified through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Have you a copy of that? A. Yes.
Q. Of the farm appraisal report? A. Yes.
Q. I wonder if I could have it please? A. Yes.
Q. Thank you. Is that your signature?
A. Yes, sir.
Q. And you signed that document for your wife?
A. Yes.
Q. And that document was prepared upon your
instructions? A. Yes.

(PARTICULARS OF REAL ESTATE, FARM LAND,
MARKED EXHIBIT NO. 1)

Q. This form indicates the farm on which you are
claiming is close to Port Coquitlam, British
Columbia? A. Yes.

MR. BEST: I would tender the Soldiers Settlement
Board appraisal as Exhibit No. 2.

(SOLDIERS SETTLEMENT BOARD APPRAISAL,
MARKED EXHIBIT NO. 2)

THE WITNESS: It is just inside the town.

MR. BENT: Q. And the property is right on the river.
Is that correct? A. Yes.

Q. Now, I understand that you conducted a mixed
vegetable and fruit business, and a poultry
business on this property. Is that right?

A. Yes; mostly small fruit and poultry.

Q. And poultry? A. Yes. That is right.

Q. In the appraisal which was made of your land
there is a remark made: "This is strictly a
poultry proposition. Cleared land in poor
condition and very low in fertility." Did you
consider that it was strictly a poultry pro-
position or did you look ---

THE COMMISSIONER: He had better have this remark
read to him before you ask that question.

MR. BENT: Thank you, my lord. There is just the one
sentence. I will do that.

Q. It is the same?

A. Yes. It was mostly poultry.

Q. Mostly poultry which you conducted there?

A. Yes.

Q. Then, perhaps you can translate the second para-
graph to the witness.

A. It is lot 47.

Q. Yes. There is not any doubt about that.

A. Yes. It has a lot of sand.

Q. Now, in your claim you have set a rather high
value on the land? A. Yes.

H. H. H. H.
In-Chief.

Q. And the appraisal says that the land is little more than a gravel bar running down to the river, which Mrs. Handford just read to you. Can you explain that?

A. Well, I paid \$50 for bush land. I spent \$200 to \$250 per acre to clear it.

Q. Now then, do you consider the land valuable for anything other than poultry?

A. The land with that gravel bar is excellent for growing small fruits; no wet ground; the ground is good. Apart from the poultry business it was valuable as a small fruit-growing land.

Q. Is that your signature? A. Yes, sir.

Q. And you signed that document for your wife?

A. Yes.

Q. And was it prepared upon your instructions?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED
EXHIBIT NO. 3)

Q. These chattels for which you have claimed, where did you leave them?

A. Inside the house.

Q. Inside the house. Did you leave them with anyone else or did you turn a list over to the Custodian at the date of evacuation?

I think they were sold, in any event.

THE COMMISSIONER: Then, you do not need to go into that.

MR. HUNTER: It might have an effect on value. They were left with the tenant.

THE COMMISSIONER: That is true.

THE WITNESS: The goods were left with Mr. Edward James

R. H. H. H.
In-Chief,
Prosecution.

Gilmore.

MR. HUNT: Q. I see that you gave a lease to Mr.

Gilmore dated June 1st, 1943?

A. The Custodian has a copy of that.

MR. HUNT: I have not a copy of the lease but I have
a copy of the inventory attached to the lease.

MR. HUNT: I guess that is all in which we are
interested.

MR. HUNT: If my friend will agree that this is a
copy of the inventory attached to the lease I
think perhaps we should file that to show they
were used by the tenant.

THE COMMISSIONER: Is that satisfactory to you?

MR. HUNT: Yes.

(LEASE INVENTORY, MARKED EXHIBIT NO. 4.)

MR. HUNT: That is all.

MR. HUNT: It is submitted, my Lord, that the
real property was sold for its fair market value.

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

It is submitted that claims made for
personal property not sold by the Custodian are
exorbitant.

Apparently there are a certain number of
things for which no account can be shown; and
accordingly I would like to make the submission
that these were left under the custody, control
or management of some other person other than
the Custodian appointed by the owner and that

H. Klamt
In-Chief,
Discussion.

1 accordingly only those chattels which came under
2 the custody, control or management of the Custodian
3 are within the terms of reference.

4 I would tender as Exhibit 5 the analysis of
5 personal property claim.

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

8 Your lordship will see from the sheet of
9 paper attached to the analysis just filed as
10 Exhibit No. 5 that the assessed value of them
11 is shown there, with the sale price.

12 THE COMMISSIONER: Yes.

13 MR. HUNTER: So that it will be unnecessary for me to
14 make any remarks. I think the analysis is fairly
15 self-explanatory.

16 THE COMMISSIONER: Thank you.

17 MR. HUNTER: There does not seem to be anything very
18 difficult there. Is there anything there which
19 occurs to your lordship that I should ask the
20 witness?

21 THE COMMISSIONER: As to the goods which you show in
22 the "No account, theft" column, is that a theft
23 which occurred while the goods were in the custody
24 of the tenant?

25 MR. HUNTER: The tenant was still there when those
26 goods were removed and taken to auction and sold.

27 THE COMMISSIONER: And when did the theft occur?

28 MR. HUNTER: At the time they were removed these were
29 not found. They were removed directly to auction.

30 THE COMMISSIONER: In those circumstances the theft
must have occurred while the goods were in the care

M. Mitsui
In-Chief,
Disposition.

of the tenant?

MR. HUNTER: Yes, my lord. The suggestion was made that it was just natural wear and tear and they were out and were discarded.

MR. BART: Have you the date of the auction?

MR. HUNTER: In 1944.

This was sold to the Veterans Land Act. They allowed the tenant to remain there as their tenant as a continuation of the tenancy.

These goods were removed by the Custodian in 1944 and were sold at auction. That is what the files state and I am going by the records on file.

THE COMMISSIONER: It will be a matter of proof later.

Have you anything further?

MR. HUNTER: No, my lord.

THE COMMISSIONER: That is all, thank you, Mr. Mitsui.

(PROCEEDINGS ADJOURNED SINCE RYE)

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

A. G. Keirum

"A.G. KEIRUM"
Official Reporter.