Name of Claimant SUGIYAMA, Kamekichi Case 1162

Custodian File 5961

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					1816.		1121.30				1121.30

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
237.50	84.50	25.35	35.5%	50.00	17.75			43 .10

TOTAL RECOMMENDATION	1164.40

1540

CASE NO: 1162

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 22, 1948.

IN THE MATTER OF THE CLAIM OF

KAMEKICHI SUGIYAMA

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J. A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 22nd, 1948.

IN THE MATTER OF THE CLAIM OF

KAMEKICHI SUGIYAMA

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government.
R. A. BEST, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.?	Secretary.
G.N.R. UPTON, ESQ.	Official Interpreter
J. B. McGREGOR, ESQ.	Official Reporter.

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

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

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

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

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

Q. That is not very far from Abbotsford?

A. No.

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

Q. And apparently you purchased this property from K. Yasumatsu for $750? A. Yes.

Q. In 1932? A. Yes.

Q. And at that time it was all bush?

A. Yes.

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

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

Q. Now, I notice you have made a note here, cleared 12 acres over the 10 year period that you owned the property, between the time you bought the the time of the evacuation, and you spent $3600., that

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

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

Q. What type of timber was standing on it?

A. Fir and cedar.

Q. Now, you make a note on your claim here of a house, and apparently it was built between the years 1932 and 1942 at a cost of $1500. for labour and material. I take it that you were building this house sort of piecemeal yourself over all those years, were you? A. Yes.

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

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

Q. Was it an entirely separate building?

A. Yes.

Q. What is this note, "Lease $1425. a year?

A. I leased this place at $1425.

THE SUBMCOMMISSIONER: $14.25 or $1425.

A. It was leased at $1425.

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

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

A. Yes.

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

Q. I wouldn't mislead the Commission your honour, into thinking this property was rented for $1425. a year. This lease is dated April 16th, 1942, from yourself to J. J. Klassen of Chilliwack, and it stipulates that the sum of $1425. is to be paid for land and it includes 4½ acres of strawberries, 2 acres of rhubarb, 2 acres of raspberries, 1 acre of asparagus, some fruit trees. I take it that Klassen was to get that crop, was he, for $1425. and then rent the property for a year? A. Yes, he was to have the crop.

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

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

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

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

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

Now, apparently there were a few stumps left on

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

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

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

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 CHATTELS CLAIM FORM MARKED EXHIBIT NO. 4)

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

A. Yes.

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

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

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

A. About 16.

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

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

know definitely when you bought him how old he was?

A. Four years old when he bought it.

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

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

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

A. And you paid $957? A. I paid $1200. for it.

Q. Now I want to be clear about this -- obviously this $957. has been erased. Are you telling the Commission an error was made there and the purchase price of the truck in 1941 was $1200. instead of $957? A. This is the price at which I would have been able to sell the truck if I had brought it to Alberta.

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

Q. What was the firm you bought it from?

A. From the agents of Ford in Mission; I think it must be Rutledge.

Q. The speedometer, on the R.C.M.P. report is 4624 miles. Was that the distance the truck had gone when you left it, do you recall? A. That was it; I didn't use it after that.

Q. How many months had you had the truck?

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

MR. CHRISTIE: I tender as Exhibit 6 the report of the R.C.M.P. with reference to the truck.

It is dated March 19th, 1942.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am temdering as Exhibit 7 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

(ASSESSMENT NOTICE FOR 1943, MARKED EXHIBIT 8).

MR. CHRISTIE: That shows a total assessment of $1600.

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

(J.P. FORM MARKED EXHIBIT NO. 9)

Q. I think you told my learned friend that Mr. Klassen didn't pay you the entire amount of $1425? A. He paid me the whole amount.

Q. What was the size of this root house?

A. 18 x 40 feet.

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

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

Q. What was the foundation the house was on?

A. It was on poles.

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

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

Q. How old were the raspberry plants?

A. They were young, three or four years.

Q. What about the strawberry plants?

A. Four years or five years.

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

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

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

Q. I understand that Mr. Klassen had the use of the horse? A. Yes.

Q. And the cultivator? A. Yes.

Q. The plow? A. Yes.

Q. The cart? A. Yes.

Q. The cook stove? A. Yes.

Q. The platform scale? A. Yes.

Q. When did you purchase this well pump?

A. About that time in 1942.

Q. And where was this wood, the 1½ cords of wood? Where was this chopped stove wood? A. It was in the house.

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

A. Yes.

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

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

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

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

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

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

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

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

(AUCTIONEER'S SHEETS MARKED EXHIBIT NO. 11)

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

That is signed by a Mr. Carlson.

Q. I have a copy of an appraisal of McDermott Motors Limited. The appraisal is dated March 12th, 1943, and is in the amount of $675.

(APPRAISAL OF TRUCK MARKED EXHIBIT NO. 12)

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

heading "Abandoned" are exorbitant in value.

That concludes the defence.

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

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

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

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

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon,
Deputy Commissioner.

DEC - 2 1947

base no 1162.

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.

ACKNOWLEDGED

5961

Toronto

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

(1) NAME SUGIYAMA (Print) Surname KAMEKICHI Given Name (RCMP) Reg. No. 07844

(2) Pre-Evacuation Address Mayburn AA Mayburn BC

(3) Present Address c/o J. Kraus RR 1. Islington ~~Ont~~.

(4) REAL ESTATE

(a) Street Address (if any) Matsqui City or Municipality, BC Province

Brewmi

(b) Legal description (lot number, block number, section number, etc.)
W. 7.50 chains of E½ of S½ of SW¼ of Sec 33. Tp. 16
15 acres

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1816.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3184.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation (1) on my own farm (2) Hastings Park Vancouver.

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

(c) How stored or packed at time of evacuation (1) in one room in my house

(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")

1. in care of lessee Mr J. Klassen of Chilliwack BC
2. in care of Custodian

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

1.	Lost complied by Custodian Oct 22nd 1942	Estimated Value $ 500-00
2.	Sold by Custodian Nr	Estimated Value $ 168-00
3.		Estimated Value $ 332-01
4.	Ford Light Delivery Truck	Estimated Value $ 900-00
5.	Sold by Custodian	Estimated Value $ 701-97
6.		Estimated Value $ 198-03
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 530-03

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) - $ 3684-13

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

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

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

DOMINION OF CANADA,
of)
TO WIT:)

I, K. Sugiyama of the village
of Islington in the county of York

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the city
of Toronto
in the County of York
this 26th day of November
A.D. 1947.

K Sugiyama

A Commissioner &c.

F A Brewin

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.

EXHIBIT No. 1162-1
DATE OCT 22 1948
FILLED BY R. A. Bartlett

[redacted]SUGIYAMA K.
(Claimant's Name)

REAL ESTATE
(Farm Land)

07884
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	1½	October 11, 1932	K. Yasumatsu	$750	All uncleared	No Improvements	$3600

Summer Fallow	1 Ac.	7 Bearing fruit trees
Clover	1 Ac.	12 Newly planted fruit trees
Pasture	½ Ac.	
Strawberries	4 Ac.	
Rhubarb	2 Ac.	
Raspberries	2 Ac.	
Asparagus	1 Ac.	
Total	15	

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description		When Made	Cost
Clearing	12 Acres	1932 - 1942	$3600
Crop on land	9 Acres	1942	1250
fence 1186" long		1942	50

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Frame House	36x26	shiplap	1932 - 1942	$1200		$300	$100	$1400
Root House	40x18	shiplap	1938	200		50		250
Well House	12x10	shiplap	1942	125		35		160
Garage and Barn	20x12	Split Cedar		75		25		100
Packing Shed	16x12	Rough Lumber	1941	25		10		35
								$1945

Comments re Appraiser's report not covered by above information:

Assessment: Land $300
Improvements 1300
$1600

Lease: $1425 year
Soil on land good for fruit-growing.

SUMMARY

Estimated Value:	Land	$3600
	Buildings	1945
		$5545
Original Claim		$5000
Sold by Custodian		1816
Net Claim		$3184.

Kanekichi Sugiyama
Signature

2911

BC-396-P
BC-2790-A

BC/396-P
BC/2790-A

EXHIBIT NO. 1162-2

DATE OCT 22 1948

FILED BY K A Chevrette

B.C. Form No. 43 (Sheet 1)

Farm Appraisal Report

File No. FL 230

Land Description W. 7½ chains of E½ of S½ of SW¼ Sec.33, Tp.16.

Containing 15 Acres

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

Nearest Rail Point Clayburn Distance 1½ miles

Market Town Abbotsford Distance 2½ miles

Church (give denomination) Various at Abbotsford Distance 2½ miles

Nearest School Abbotsford Distance 2½ miles

State how property was identified: Map and recent resurvey.

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

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

Is this district a good one? Yes.

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

Predominating Nationality and religion: British, none predominating.

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

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

5961

BUILDINGS ON FARM

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

Total present day value $1245.00

Total Value Buildings add to farm $1000.00

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

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

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

Are buildings painted? No Condition of paint

Distance from nearest bush 400 yards.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
13.3	rolling	15" loam	sdy.clay	strawberries, raspberries, rye, rhubarb asparagus, potatoes all in fair shape	60.00	798.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
1.7	rolling	15"loam	sdy. clay	stumps, very light scrub	60.00	30.00	51.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 849.00

Total added by buildings to value of farm $ 1000.00

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

Total value of farm $ 1849.00

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

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

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

Fruit or mixed farming.

Noxious weeds:

Canada Thistle.

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

Mun. & School $21.76
Matsqui Municipality
Mt. Lehman

Date: 6th June, 1942.
Place: ABBOTSFORD, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 4th day of June, 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

JL 230 - Sugiyama, K.

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

The existing stumps are no great impediment to cultivation.

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

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

Existing crops are:-

Strawberries	4.7	ac.	
Raspberries	1.3	ac	$
Rhubarb	2.	ac	
Asparagus	0.8	ac	$
Rye	2.1	ac	
Potatoes	0.2	ac	$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $ nil

Diagram of Property

K. Sugiyama.
West 7.50 chains of E½ of S½ of SW¼ Sec 33. Tp. 16. Contg. 15 acres.
No sketch in L. R. Office

Scale 2ch. T. 1 inch



Following careful review of this appraisal report, it is my opinion that the present value is $ 1800.00

Date 10th June, 1942.

"I.T. BARNET"
District Superintendent.

EXHIBIT No. 1162 - J
DATE OCT 22 1948
FILLED BY R. A. Best

FARM LEASE

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

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- KAMEKICHI SUGIYAMA of Clayburn

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

Of the First Part

- and -

J.J.Klassen of Chilliwack

in the Province of British Columbia

Farmer
(hereinafter called the Lessee)

Of the Second Part

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

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

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

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

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

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

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

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

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

Four and one quarters (4¼) acres of strawberries

Two (2) acres of rhubarb

Two (2) acres of raspberries

One (1) acre of asparagus

Some fruit trees

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

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

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

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

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 194 2 , he shall be able to again rent the said lands for the year 194 3 , but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 194 3 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

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

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

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

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

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

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

K Sugiyama

M M Fletcher.

John J Klassen

AFFIDAVIT OF EXECUTION

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

1. That I was personally present and did see KAMEKICHI SUGIYAMA and J.J.KLASSEN. the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

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

M M Fletcher.

A Commissioner for taking affidavits
within British Columbia.

DATED 16th day of April A.D. 194.2

KAMEKICHI SUGIYAMA

TO

J. J. KLASSEN

FARM LEASE

Lessor

JAMES M. CAMPBELL
Barrister - Solicitor
MISSION CITY - - B. C.

SUGIYAMA K.
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1162 - 4
DATE OCT 2 2 1948
FILLED BY R A Bush

07844 07844
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Horse	1938	Used	$100	Excellent	$100
Harness	1937	Used	35	Good	25
Spring Tooth Cultivator	1936	New	18	Good	10
One Plough	1935	Used	22	Good	15
One Cart Rubber Tire	1941	Used	25	Good	25
Two Cook Stove	1939	Used	25 each	Fair	40
One Platform scale	1936	Used	15	Good	10
One Well Pump	1941	New	10	Good	10
1½ Cord wood (chop for stove)	1941	—	—	—	25
140 Berry trays	yearly	—	—	—	40
1½ cord shingle bolts	1941	—	—	—	10
					$310

The Claimant relies on Column 3 of the Analysis of Personal Property.

Description of Storage of Goods:

One 1941 Ford Truck	1941, July	New	$957	Good	$870
	Bumper Guard				10
	1942 License Plate				20
					$900

General Statement as to Chattels not Described above:

Many articles essential to farm such as;
saws, axe, shovels, hoes, cable blocks, etc.

Additional Comments, if any:

The chattels clamed for are included in an inventory taken by S. C. Carlsen, the Custodian agent. October 22, 1942.

SUMMARY

Estimated Value		
Farm Equipments	$310.00	
Truck	900.00	
	$1210.00	
Sold by Custodian	782.47	914.67
Claim	$ 427.53	295.33

Kanekichi Sugiyama
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5961 EXHIBIT No.

NAME Kamekichi SUGIYAMA REG. No. 07844

DATE
DECLARATION Apr. 24/42
EVACUATION May 6/42

INVENTORY
TAKEN BY
DATE

Hot House:

Cable 15' 3 pc.
4 blocks
50 lb. raspberry wire
22' chain
2 peeve
5 wedge
2 sledge hammers
4 crosscut saws
6 mattocks
3 shovels
4 axes
1 scythe
5 cord wood
2 cord shingle
1500 bd. ft. lumber
4 barrell
1 heater
chimney pipe
2 stump diggers
1 crow bar
60 raspberry posts (outside)

BED ROOM:

2 tool box
kitchen utensils
1 carpet
4 dressers
2 beds
2 screen doors
20 picture frames
3 kitchen stoves
2 heaters
1 gramophone

1 horse leased with farm

DETAILS OF CLAIM		SALES AUCTION		SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Horse	100.00 x	25.00				
Harness	25.00	2.50				
Spring Tooth Cultivator	10.00 x	12.00				
One plough	15.00 x	10.00				
One cart rubber tire	25.00 x	7.50				
Two cook stove	40.00 x	10.00				
One Platform Scale	10.00 x	10.00				
One Well Pump	10.00					
1⅓ Cord Woold (chopped for stove)	40.00					
140 Berry trays	25.00	3.50				
1⅓ Cord shingle bots	10.00					
1941 Ford Truck with bumper guard and new licence plate	870.00			701.97		
Many articles essential to farm such as saws, axes, shovels, hoes, cable blocks, etc.:						
Farm Tools		T	22.10			
Household Furnishings		F	61.30			
Miscellaneous		M	12.30			
Violin			8.00			
Congoleum			13.50			
Strawberry Cultivator			15.00			
Totals	1210.00 (870.00)		212.70	701.97		

Recap:

Items claimed for value of	237.50	Sold by auction for	80.50
Items claimed - no value given		Sold by auction for	132.20
Truck claimed for value of	900.00	Sold by appraisal for	701.97 by P.C.U
Items claimed for value of	62.50	Abandoned	
Items claimed for value of	10.00	Not accounted for	
Total Claim	1210.00		

E No 5961 EXHIBIT No. EXHIBIT No. 462-5
DATE OCT 22 1948
FILLED BY K. A. Christie
CASE No.
. No. 07844 VENUE Toronto

SALES TION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
25.00								
2.50								
12.00								
10.00								
7.50					1 tire			1 tire valueless - Memo of June 2/44.
10.00								
10.00					10.00			
				40.00				Used by tenant of Japanese - Memo June 2/44
3.50				12.50				70 valueless - Memo of June 2, 1944.
				10.00				Valueless - Memo of June 2/44.
								Kamekichi SUGIYAMA, prior to his evacuation, leased his farm including some chattels to John J. Klassn -JP.form. The goods marked "x" on rt. side of claim were leased by Japanese to his tenant.
	701.97							
22.10								On Sept.29/42 S.C.Carlsen, Custodian agent, made an inventory of goods belonging to SUGIYAMA left in the house rented by him to J.J.Klassen. This inventory was signed by J.J.Klassen as listing goods left in his care by the owner. A copy of this inventory was sent to K. SUGIYAMA who signed a copy as listing all his goods in the Protected area and returned a copy to this office Nov.12/43.
61.30								
12.30								
8.00								
13.50								
15.00								
12.70	701.97			62.50	10.00			Truck: This truck was transferred to the Pacific Co-operative Union by the Japanese - see transfer slip of March 4/42, and was released by the Custodian to the P.C.U.
by auction for	80.50							
by auction for	132.20							The truck was appraised by McDermott Motors, March 12, 1943, to be worth $653.00(- copy of appraisal on file) and was sold by the P.C.U. on April 10, 1943 for $701.97. Funds were credited to SUGIYAMA's account in this office.
by appraisal for	701.97	by P.C.U.						
oned								
ccounted for								

B. Macaskill
July 20/48

EXHIBIT No. 1162 - 6

DATE Oct. 22/48

FILED BY K.A.Christie

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. T.160
For use when applicable.

Detachment File No.
Sub-Division File No.
Division File No. E269-G-13-3
Headquarters File No.

Detachment
Sub-Division
Division (E)
Date March 19 1942

RE:- (Kamekichi SUGIYAMA) Owner
Yoshio SUGUMURA Clayburn B C
Name of File

On March 19 1942, I Goodfellow K E
Member's Name

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1486

State briefly authority, etc., whether by search warrant, etc.

"Pacific Co-op"

No.of Pkgs.	Capacity or Size	Description of contents Details to be given in full
LICENSE NO.	42 CU754	
MAKE & MODEL	Ford Truck 41	TIRE NUMBERS 5
SERIAL NO.		
ENGINE NO.		
SPEEDOMETER READING	04624	
CONDITION	Good	
EXTRA EQUIPMENT	Bumper Guard	"K. SUGIYAMA"

DESCRIPTION & CONDITION VERIFIED Appearance Good

x "K. Sugiyama" 12140
Signature of Owner
Japanese Registration No.

Driver of Car
Not owner

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

"E. A. Cruise"
DATE: 19 Mch 42

"K. E. Goodfellow"
Signature of Member submitting report.

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

February 8, 1949. G Hyde
BT

EXHIBIT NO. 1162 - 7

DATE Oct. 22/48

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE
Land Registry Office No. 52414

Your file No. 5961

New Westminster, B. C.

- - - minutes 10 o'clock 2nd day of September, 1943.

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - - - - - - - -

The West 7.50 chains of the East half of the South half of the South West quarter of Section 33 Township 16 Municipality of Matsqui in the District of New Westminster.

viz:

Registered Owner: KAMEKICHI SUGIYAMA "A" Reg. #07844

Register of Indefeasible Fees Folio No. 129337E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24512

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"A. H. Livewright"

Deputy Registrar.

To Office of the Custodian

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

Feb. 8, 1949. C. Hyde

BT

THE CORPORATION OF THE DISTRICT OF MATSQUI
BRITISH COLUMBIA

5961

Assessments of Land and Improvements for the Year 1943

EXHIBIT No. 1162-A
DATE OCT 22 1948
FILLED BY K A Christie

M Kamekichi Sugiyama
Clayburn,
B.C.

Dated at the Office of the Municipal Assessor, DECEMBER 1st, 1942

Municipal Hall, Mt. Lehman, B.C.

TAKE NOTICE that the undermentioned property has been assessed as follows:

DESCRIPTION OF PROPERTY								ASSESSED VALUE		VALUE OF IMPROVEMENTS	TOTAL VALUE OF LANDS AND IMPROVEMENTS
D.L.	LOTS	BLOCK	QTR.	SEC.	TWP.	MAP	ACRES	WILD LAND	IMPROVED LAND		
W. 7.5 chns of	E½ of	S½	SW	33	16		15		300.00	1300.00	1600.00

APPEALS TO COURT OF REVISION UNDER SECTION 234, MUNICIPAL ACT

(1). If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

2. The Municipal Council may, by its clerk, solicitor or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint and either confirm the assessment or direct the alteration thereof.

3. Every complaint shall be made in writing and shall be delivered to the assessor **at least ten days prior to the first annual meeting of the Court of Revision.**

4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the same improvements in and according to the revised assessment roll for the year immediately preceding.

IF SUCH NOTICE OF APPEAL IS NOT SENT TO ME WITHIN THE TIME HEREIN LIMITED, THEN THE ASSESSMENT AS GIVEN ABOVE WILL STAND, AND YOU WILL HAVE NO FURTHER RIGHT TO APPEAL.

The first Annual Meeting of the Court of Revision, will be held on Monday, the 8th day of February, 1943, at 10 a.m. in the Municipal Hall, Mt. Lehman, B.C.

MUNICIPAL HALL, MT. LEHMAN, B.C. CARL W. GUSTAFSON, Muncipal Assessor

FORM "JP"

CLAYBURN

FILE No. 5961

EXHIBIT No. 1162 - 9

DATE Oct. 22/48

FILED BY K.A.Christie

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: SUGIYAMA Kamekichi

HOME ADDRESS: Clayburn P.O. Clayburn, B. C. (Downs Rd.)

REGISTRATION NUMBER 07844 SEX: male AGE: 49

OCCUPATION: farmer

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

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Chiyo

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Betty (F) Mary (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 15 & 12 yrs.

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

1. LOCATION AND DESCRIPTION: Title #129337E (Clayburn)

West 7.50 chains of the E½ of the S½ of the SW quarter of Sec. 33,

Twp. 16 in the District of New Westminster, B. C. 15 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed wooden frame bungalow.

1 hot house 1 barn 1 garage 1 wood shed 1 well house

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

4. TAXES (Amount and where payable) $21.21 1941 paid at Mt. Lehman, B.C.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Leased to J. T. Klassen

as per "Farm Lease".

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberry, rhubarb, raspberry fruit trees, asparagus. "Sold to J. T. Klassen for $1,400. $700.00 cash balance by cheque to be cashed 1st Sept. 1942."

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

HOT HOUSE: Cable 15' 3 pc., 4 blocks, 50 lb. raspberry wire, 22' chain, 2 peeve, 5 wedge, 2 sledge hammers, 4 crosscut saws, 6 matticks, 3 shovels, 4 aces, 1 scythe, 5 cord wood, 2 cord shingle, 1500 bd. ft. of lumber, 4 barrell, 1 heater, chimney pipe, 2 stump diggers, 1 crow bar. 60 raspberry posts (outside)

BED ROOM; 2 tool box, kitchen utensils, 1 carpet, 4 dressers, 2 beds, 2 screen doors, 20 picture frames, 3 kitchen stoves, 2 heaters, 1 gramaphone.

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

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

FORM "JP FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
"from J. T. Klassen as per cheque for crops sold $700. see page 2 #9."

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
One $100.00 Victory Bond (1941))
) In owner's possession.
Pacific Co-op Union $1040.00 worth of shares.)

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co., Vancouver, B. C. $1000.00
Policy #2204169 Beneficiary wife, Chiyo. Policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: Canadian Bank of Commerce, Mission, B. C. #S609.

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 april 1942

(Signature) "K. Sugiyama"

"F. T. Williams"
Witness

FOR DEPARTMENTAL USE

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 8/49 [signature]
F.M.

1162-10

EXHIBIT No.

DATE Oct. 22/48

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

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

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

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

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

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

TITLE: In the name of Kamekichi SUGIYAMA.

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

ASSESSED VALUE:

15 acres	1942.			
Land	$ 300.00			
Improvements	$1300.00	Total $1600.00	Taxes	$21.76.

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

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

12% goldcreek land 705.60 PCU cheque cancelled Dec 31 re rent.

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

FUNDS: Released to the credit of Kamekichi SUGIYAMA - Purchase price $1816.00 plus receipts for rhubarb $36.05, 1943 rent $200.00 ~~total $2052.05, less debits of $99.05 paid for fertiliser~~, taxes $24.96, ~~allowance for misrepresentation $172.20~~, rental allowed The Director, The Veterans' Land Act $200.00, Certificate of Encumbrance $1.00, registration fee $3.00, legal fee $15.00, ~~total debits $515.21~~. Net amount released ~~$1536.84~~. "1772.04"

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

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

DATED November 2nd, 1945.

"Ian Macpherson"

(Part of Exhibit 1162 - 10)

PERSONAL PROPERTY SUMMARY

File No. 5961 9th November, 1945

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

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

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

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

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

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

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

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

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

The 1940 and 1941 Shares should be redeemed early in 1946 and 1947 respectively. Interest on the P.C.U. Shares has been received at this office from time to time and credited to SUGIYAMA's account totalling $15.08.

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

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

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

This file reveals no further Personal Property interest.

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

Dated: November 9th, 1945. "W. E. Anderson"

WEA:EH

(going words are a true copy of the original whereof they purport to be a copy.)

February 8, 1949.

EXHIBIT No. 1162 - 11
DATE Oct. 22/48
FILED BY K. A. Christie

NAME: SUGIYAMA, Kamekichi

REGISTRATION No. 07844 FILE NO. 5961

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

Harness		$ 1.50
Bridle		1.00
Traces		1.00
Cable & Choker		1.75
Grindstone		1.75
Barrel		.50
Grindstone		1.00
Rocker		2.75
3 Chairs		1.00
Blinds		1.20
Sundries		.50
Carpet		2.00
Junk		.50
Basket, etc.		.50
Clothes Drier		.50
Scale		10.00
Mattress		.50
Violin		8.00
Books		.50
Trays		.50
Trays		.70
Sundries		.25
Glasses		2.70
Sundries		.25
Dumbells		.50
Baskets, etc.		1.00
Lamp		2.00
Gas Lamp		2.00
Total	to be carried forward	$ 46.35
~~Less Expenses:~~		$
~~Net Proceeds Credited:~~		$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME: SUGIYAMA, Kamekichi

REGISTRATION No. 07844 FILE NO. 5961

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

	Brought Forward	$ 46.35
Books		1.00 F
Sundries		.25 M
Sundries		1.00 M
Sundries		.35 M
Picture & frames		.50 F
Pans, etc.		.50 F
Tools		1.00 T
Tools		1.50 T
Shelves		.25 F
Junk		1.25 M
Dresser		5.00 F
Dresser		5.50 F
Tools		.25 T
Tool Box, etc.		1.50 T
Axe Head, etc.		.50 T
Chest of Drawers		3.00 F
Chest of drawers		5.00 F
China Cabinet		4.75 F
Cook Stove		7.00 V
Bowls		1.10 F
Bundle Scythes		1.00 T
Tools		.35 T
Dishes		.75 F
4 Saws- 1		.25 T
1		.50 T
2		.50 T
Crock		1.50 F
Total	to be carried forward	$ 92.40
~~Less Expenses:~~		$
~~Net Proceeds Credited:~~		$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME: SUGIYAMA, Kamekichi

REGISTRATION No. 07844 FILE NO. 5961

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

	Brought Forward	$ 92.40
Crock		.50 F
Congoleum		4.50 F
Tub & Contents		.25 M
Basket & Pans		.35 F
Shut Off Float		1.10 M
Junk		3.75 M
Basket & Contents		.85 M
Congoleum		13.50
Saw		1.00 T
Crow Bar		.75 T
Hammer & hooks		1.00 T
Tools		1.00 T
Tools		1.00 T
Tools		.50 T
Blasting Tools & Heater		1.00 T
Heater		.75 F
Gramaphone		2.25 F
Stove		3.00 V
2 Ladders		.50 F
Old Chair		.25 F
Dishes		1.25 F
Yo Carriers at 5¢ each		3.50 V (Berry Trays)
Old Bed & Spring		1.00 F
Spring Only		.50 F
Wheel Barrow		3.00 T
Table		.50 F
Total	to be carried forward	$ 139.95

~~Less Expenses~~: $

~~Net Proceeds Credited~~: $

~~Numbers of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

Attached to Exhibit 1162-11

NAME: SUGIYAMA, Kamekichi

REGISTRATION No. 07844 FILE NO. 5961

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

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

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

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Abbotsford 6.

Remarks:

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 8/49 [signature]

File No._____ Date June 2nd 44

SUMMARY

Name: SUGIYAMA, Kamekichi #07844

Address: 4033 Downes Rd., Clayburn.

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

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

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

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

nil

The tenant gave us the following explanation: _____

I HAVE TO-DAY EXAMINED THE UNDERMENTIONED ARTICLES,

AND FIND THEM TO BE VALUELESS, AND SHOULD BE ABANDONED.

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

"S. C. Carlsen"

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

February 8, 1949. C. Hyde
G.M.

COPY

1162 - 12
EXHIBIT No. Oct. 22/48
DATE
FILED BY K.A.Christie

Appraisal made March 12, 1943

File #5961

McDERMOTT MOTORS LIMITED, APPRAISAL

K. SUGIYAMA - T-160	$675.00
Less repairs	22.00
	$653.00

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

February 8, 1949.

E. Hyde
J.M.