Name of Claimant SANO, Shigeichi Case 1179

Custodian File 6902

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	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1589.		2032.94				2032.94

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	
25.00	6.25							6.25

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	
166.67	122.75	36.82	73.64%	339.03	249.66	126.50	15.18	301.66

TOTAL RECOMMENDATION	2340.85

CASE NO: 1179

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 27, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGEICHI SANO

PROCEEDINGS AT HEARING

Original.

SHIGEICHI SANO, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And do you swear the contents of that form are true? A. Yes.

MR. BEST: I am submitting as Exhibit 1 the Real Estate Farm Land Claim.

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

Q. I understand that prior to evacuation you had a small poultry ranch not very far from New West Minster. Is that correct? A. Yes.

Q. And that it is as a result of the sale of that farm that you are claiming? A. Yes.

Q. I understand from your claim that when you bought this property from Mr. Barrow for $750. in 1930 it was completely uncleared and no improvements on it at all. Is that correct? A. No. It was not cleared at all.

Q. With respect to this clearing of three acres at a cost of $900. over a period of 10 years, did you do that entirely yourself? A. Yes. I did a lot of work on it, myself, but I also employed a team to help.

Q. I see. And, I take it you employed the man

with the team? A. Yes. On occasions I hired the team and the teamster. On other occasions I just hired the team alone and used it myself.

Q. How much would you have to pay for the team and the teamster? A. About that time it was $7. or $8. a day.

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

MR. BEST: Q. One more thing on the point of clearing. According to the Farm Appraisal Report this land could be cleared for about $150. a acre and you have estimated $300. an acre. What do you say about that? A. I think probably part of the reason is that it was fairly well built up in that area and for blowing up the stumps I had to be very careful to use small charges, many small charges instead of being able to put in large charges and take any risks.

Q. Actually I suppose this could be called suburban property, just two and one-half miles from New West Minster? A. Yes. It is on the frontage of the Pacific Highway and there are houses all around, sir.

Q. In respect of this ditching, approximately how many feet of ditching would there be?

A. About 3,000 feet.

Q. At that rate you are just charging 10 cents per foot, then? A. Most of the ditches were built and put in at about the same time that the land

was being cleared and we used lumber which was salvaged from the clearing, so the lumber did not cost very much.

MR. CHRISTIE: I tender at this point the Notice of Assessment for the year 1943 showing the total assessment to be $1,950.

(ASSESSMENT FOR THE YEAR, 1943, MARKED EXHIBIT NO.3)

MR. BEST: Q. About your house, it was a four-room house on one floor. Is that correct?

A. Yes. It was four rooms on one floor, but it had practically a full basement.

Q. And, there was a cement floor in the basement? A. Yes.

Q. And you say it was built in 1930, which would make it 12 years old in 1942, and not 15, as shown on the appraisal. Do you confirm that? A. It was built over a fairly long period. I did it mostly myself and I do not think I have charged very much for my own labour.

Q. Obviously if you did not buy the land until 1930 it could not have been built any sooner than 1930?

A. Yes. That is right.

Q. Apparently you had two very large henhouses---

THE SUB-COMMISSIONER: Q. On that house you have the cost of material $2,000., and paid labour $500., which makes $2500., and $1,000. for your own labour, Depreciation $1,000, which would make $1,500.

MR. BEST: That is correct.

THE SUB-COMMISSIONER: There is a misprint.

MR. CHRISTIE: Higher mathematics.

MR. BEST: In view of that fact I am very much afraid the claimant is bound by his total of $6,630.00---

THE SUB-COMMISSIONER: Where is the actual value of the real estate apart from the improvements? It does not show it on the Real Estate form.

MR. BEST: No. It never has been broken down in this particular case. The claimant did not feel that he was competent to say just what the land was worth in the first instance. The appraisal shows the total value of the land at $418. and it is assessed at $450.

THE SUB-COMMISSIONER: As long as the form is all right. I thought there must have been something wrong.

MR. BEST: It is very difficult to make the estimated value of each one of the buildings and the value of the land gibe exactly with the initial claim. Some of these claimants are at the disadvantage of having made an initial claim perhaps with not too much tought about the matter and as this man did put in a lump sum for the land and buildings and did not break it down.

THE SUB-COMMISSIONER: You can go out in normal times and buy a farm for what it would cost to put up the house on it. I mean, the buildings do not begin to add to the sale value of the farm in accordance with what it cost to build them.

MR. BEST: I appreciate that. Mr. Sano has not

broken down his estimate of the value of the land, although I think it is significant that he did pay $750. for the land uncleared in 1930. Of course this is on the Pacific Highway so that perhaps the value of the land would be higher than in the case of a great many of these small holdings in relation to the value of the buildings.

Q. With respect to these two chickenhouses, one built in 1937 and one in 1941, I understand that the larger of the two, that is, the one 20 feet by 110 feet, is a two-storey structure. Is that correct?

A. Yes.

A. In respect of this $900. which you estimated you paid for labour of building that two storey chicken-house, was that paid to one man or to several?

A. It was constructed over a fairly long period and sometimes there would be several people working who would have to be paid; other times there would be just one or two.

Q. The last two buildings shown on your claim, a chickenhouse 10 by 10 feet, that does not appear on the appraisal at all. Was that little chickenhouse standing at the time of evacuation?

A. The man I rented it to, Mr. Daniel, I think the name is, made a list of buildings and other things when I rented it to him. This building is one of the things he put in his list. If it were not there he would not have put it in.

Q. And, were those four colony houses also

on this list? A. Yes.

Q. And according to your claim they had been just built in 1941? A. Yes.

Q. What kind of timber is there or was there standing on this property? A. B.C. fir, hemlock and I think there was some cedar.

Q. You worked fulltime at this poultry farm?

A. Yes. In 1941 it was my fulltime occupation.

Q. And according to the appraisal Mr. Daniels, apparently, the man who rented the property from you, took over 1,600 hens from you. Is that right?

A. Yes.

Q. And how was he to pay for those hens?

A. According to the contract he was to pay for it out of the profits which he made.

Q. And, this Mr. Daniels, I understand, offered you $2,800. for the farm at the time of evacuation. Is that correct? A. No, it was not from Mr. Daniels that the offer of $2,800. came; it was from another neighbour named March but eventually the place was sold through the Custodian to Mr. Daniels.

Q. Yes. I am sorry; I understood it was Daniels who offered $2,800. What happened to this offer of $2,800.? Did you reject it?

A. No. I refused that. I said I could not think of selling at such a low price.

THE SUB-COMMISSIONER: Q. When was the offer made? A. The day before I was evacuated to road camp in March 1942.

MR. BEST: Q. And this neighbour, I take it,

new you were going at that time and he offered you $2,800. for the farm? A. Whether he knew that I was going to camp or not, I do not know.

Q. Is that your signature (Indicating)?

A. Yes.

Q. And was that form prepared upon your instructions? A. I think so, yes.

Q. And do you swear the contents are true?

A. Yes.

MR. BEST: I am submitting as Exhibit 4 the particulars of Personal Chattels Claim.

(PARTICUIARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.4)

THE WITNESS: One other thing I would like to say is that although I have not included it in my claim the cost of building the roadway, including a good deal of my own labour came to a fair amount but that is not included in the claim.

Q. I take it that is the road in from the highway to the buildings?

A. Yes. It was necessary to have a five-ton truck come in and out of the place in connection with this chicken farm and so it needed quite a lot of large sontes for foundation and so on but none of that cost has been included in the claim.

Q. Thank you.

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

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

MR. BEST: Q. Do you know a Mr. Daniels?

A. Yes.

Q. I understand he was a neighbour of yours before evacuation? A. Yes. He was a next-door neighbour.

Q. And I understand that at the time of evacuation you made an arrangement with Daniels with the consent of the Custodian to rent your farm and you have already told us that he was buying the chickens from you and was going to pay you out of the profits. Is that right? A. There was not much time left to me before Ihad to go to road camp so I went to a lawyer and the contract went to Daniels and to sell him the chickens at market price was drawn up.

Q. And that was Mr. Adam Smith Johnson of 511 Royal Bank Building, Vancouver?

A. No. That was not the man. I do not remember his name now but he was wellknown to Mr. Daniels.

Q. The man who drew the agreement between Daniels and yourself was Mr.Daniels' lawyer? Is that right? A. Yes.

Q. And Mr.Johnson was your lawyer. Is that right? A. Yes. You could say that.

Q. And I think that Mr. Johnson wrote to the Custodian on your behalf and questioned the validity of this contract between Daniels and yourself, did he not? A. Yes.

Q. Were all your goods, chattels and furniture

left in your house at the time you were evacuated?

A. Yes. I left everything there because Daniels said that if I sold any of the things he did not wish to take over, so I did not wish to sell anything.

Q. As I understand it this agreement with Daniels with which apparently you were not satisfied stipulated that he was to have the use of some of the chattels but not all of them. Is that right?

A. I do not know too much about the terms as they appear in the contract as they are in English and I am not familiar with English but there was a separate room in the basement and I left all the things which Mr. Daniels would not require and did not need to use locked up in this room in the basement. I have a list in my pocket of some things, some articles which do not appear in the contract form at all.

MR. CHRISTIE: At the request of counsel for the claimant I file as Exhibit 6 a least agreement dated March 9, 1942, between the claimant and Jasper Mallory Daniels.

(LEASE AGREEMENT, MARCH 9, 1942, MARKED EXHIBIT NO.6)

MR. BEST: It is an agreement between yourself and Daniels made in March 1942 just prior to your evacuation, that is the one with which you were not satisfied and you went to Mr. Johnson to see what he could do about it. Is that right?

A. Yes.

Q. And there is a list of chattels appended as

Inventory A, including incubators, brooders, fountains - I take it those are the little water-fountains for the chickens? A. Yes.

Q. According to the terms of this agreement those were the only chattels or equipment that Daniels was to use on your place. Is that correct?

A. Yes.

Q. I see. A. Daniels was allowed to use the articles mentioned in Inventory A only.

Q. You are telling the Commission that if Daniels used any other equipment or any other furniture or chattels which were left on your property that he did it without your consent or knowledge. Is that correct or not? A. I returned from the road camp on one occasion and saw Mr. Johnson and a new list was made in which some other items were included which Mr. Daniels could use.

Q. Did you go to Mr. Johnson's office on June 15, 1942? A. Yes.

Q. Now, as I understand it, there is a copy here of Inventory A? A. Yes.

Q. And that is the list of the goods which Daniels was to be permitted to use under the terms of the lease agreement. Is that correct?

A. Yes.

Q. Well, then, these two other sheets which apparently were filed on June 15 and 16 of 1942, show tools and valuables of Mr. Sano, including a lot of saws, window glass, next boxes and so on and that is

signed by yourself and Mr. Daniels. Now, those apparently were not to be used by Mr.Daniels. Is that corredt? A. If he needed it he was to have the use of these.

Q. Those were additional things of which he was to have the use you are saying now?

A. Yes. Mr. Adams of Johnson's firm advised me that unless all the things were listed there might at a later date be some question as to whether or not the things were left there. That is the reason everything was included.

Q. And I think my friend has correspondence which willbring out that this list having been prepared in Mr. Johnson's office was then given to the Custodian at that time, June, 1942?

A. Yes.

Q. Is that right? A. Yes.

Q. About this Ford half-ton truck, Mr. Sano, I understand it was a 1929 truck? A. Yes.

Q. And you valued it at $100.?

A. Yes.

Q. When did you buy the truck? A. In 1930, sir.

Q. In 1930. You bought it in 1930; so that it was a year old when you got it and you had it for 12 years prior to evacuation. Is that right?

A. Yes.

MR. CHRISTIE: I tender as Exhibit 7 the report of the R.C.M.P., which is dated March 9, 1942, and the speedometer reading is 33,716 miles.

MR. BEST: Right.

MR. CHRISTIE: Anything else?

MR. BEST: Yes. That is all.

(R.C.M.P. VEHICLE REPORT, MARKED EXHIBIT NO.7)

Q. Was your speedometer on the truck working at the time the R.C.M.P. took it over?

A. Yes.

Q. You confirm that the truck had gone about 33,700 miles?

A. Yes. I believe so.

Q. With respect to this one-piece sewing machine, was that an electric sewing machine?

A. No. That was a treadle machine.

Q. Apparently you just valued it at $15., and the Custodian got $37. for it?

A. Well, I did not think $15. was a very good price but not knowing the values I just put down $15.

Q. You are willing to allow the government the $22., are you? A. Yes.

Q. Incidentally did you put any value on that particular sewing machine until you made out your claim in 1947? A. I do not recall any.

Q. At the time you left you said that a good many of your goods which you did not consider Mr. Daniels would need you stored in the basement of the house? A. Yes.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form, dated April 27, 1942. Is that your signature (Indicating)?

A. Yes.

Q. I see.

MR. CHRISTIE: Did you know that there were two J.P. Form or whether this will make any difference, I do not know. One is a list. I will put them both in.

MR. BEST: The second one is June?

MR. CHRISTIE: And there is another J.P. Form dated April 29, 1942.

Q. Is that your signature (Indicating)?

A. Yes.

Q. Was the reason for this later J.P. Form that on this first one it says "As per list attached" and there does not seem to be a list. Why were there two J.P. Forms, do you know?

A. No, I do not know.

MR. CHRISTIE: I think perhaps that is the explanation. It struck me rather peculiar that there should be two. They are both dated differently and the witnesses are different, so they are two different things.

I will file that as Exhibit 8.

(TWO J.P. FORMS, APRIL 27 & 29, 1942, MARKED EXHIBIT NO.8)

Q. With regard to this real estate, you had one acre in strawberries? A. In 1941 there was about an acre.

Q. And what value would you put on an acre

with strawberry plants? I am not thinking of the value of the strawberry crop, but what valuation would you make for an acre of strawberry plants?

A. It is a very difficult question to answer but I would say about $200.

Q. Were these strawberry plants new or old?

A. Some were planted in 1940 and some in 1941.

Q. Did you ever sell any timber off this property? A. I sold some of the lumber as firewood, some of the timber, cut it and sold it as firewood.

Q. Why do you say in the particulars of real estate that this timber is very valuable?

A. The price of lumber has increased very considerably and as this was close to the highway it was very easy to get at and to take out.

Q. What was the most valuable type of timber on this property? A. There was fir, and hemlock and cedar, all valuable timber.

Q. Of what kind of lumber was this house constructed? A. Cedar and B.C. fir.

Q. And, was it painted? A. The house was painted, yes.

Q. The appraisers say the house was partly painted. Have you any explanation of that or do you not agree with that? A. It may not have all been painted.

Q. The appraiser says there are a dozen apple trees which have had little or no care. What do you say

about that?

THE SUB-COMMISSIONER: He says there were 30, apparently.

MR. CHRISTIE: I was going to ask him. A. These trees were also planted over a fairly long period from 1931, 1932, and those which were planted earlier were bearing but those which had been planted later had not started then to bear. I imagine there would be about 15 which were bearing at the time I left.

Q. Were there any other trees besides apple trees? A. Blackcurrant bushes.

Q. I refer to trees; were there any other fruit trees? A. Cherry and prune.

Q. And, how many cherry and prune trees were there? A. I do not remember but very few cherries. There were about 10 or more prune trees.

THE SUB-COMMISSIONER: Q. Were they part of the 30 trees? A. Yes.

MR. CHRISTIE: Q. I am producing here a letter dated March 17, 1943, addressed to the Custodian. Is that your signature (Indicating)?

A. Yes.

Q. This letter says:

"Dear sir, I have written to both Mr. Jasper Daniels and Adam Smith Johnson stating I would like some of my personal belongings sent up to me, trunk wash machine and photograph records. These are at the home in Jasper Daniels. The shipping charge may be taken from the monthly

"rent. I hope this will be possible."

And there is a note "P.S."

"I am also having the following of my goods sent up to me with truck, wash machine and photograph records:

1 Japanese Mixing bowl,

1 Enamel Dishpan,

1 double axe,

1 six-gallon eartenware pottery,

1 bamboo barrel."

I do not think the rest of the letter is of any importance.

Here is another copy of a letter which I will read and see if you remember it. It is a typewritten copy:

"I have not yet received my goods from Daniels so I would also like him to send me the following articles with the rest. If the goods are already shipped he may send them later.

1 garden hook

1 Minura fork,

1 Matic (mattock)

1 water hose (100 fet long)

1 Japanese Bamboo & wood pot for steaming (as illustrated."

A. Yes.

Q. Do you remember that letter?

A. Yes, sir.

Q. Did you get those goods from Mr. Daniels?

A. Yes. I received those articles which you just read out.

MR. CHRISTIE: I will file these two letters as Exhibit 9; the first letter is dated March 17, 1943, and the second one is dated April 22, 1943.

(TWO LETTERS, MARCH 17, 1943 & April 22, 1943, MARKED EXHIBIT NO.9)

Q. You were evacuated June 29, 1942?

A. Yes. From Hastings Park.

Q. From Hastings Park. Now, I am showing you what I might term an authority dated June 16, 1942, addressed to Adam Smith Johnson. Is that your signature?

A. Yes.

Q. And this is an authority dated June 16, 1942, prior to the evacuation addressed to Adam Smith Johnson Esquire, Barrister and Solicitor.

"Dear sir:

I, Shigeichi Sano (R.C.M.P. Reg. No.08375), hand you herewith Lease-Agreement between Jasper Mallory Daniels and myself, together with statements to the 10th instant.

I hereby appoint you my Solicitor and agent, to look after and protect my interest under and by virtue of the said Lease-Agreement during the period therein set out, and to do all such acts as may be necessary to carry out the terms of your appointment, and to render just and true accounts from time to time as and when required, and let this be your authority for so doing.

This appointment is subject to the approval

"of the Custodian for the Province of British Columbia (Japanese Evacuation Section).

and it is signed by Sano.

There is a letter from Johnson to the Custodian. I think perhaps I need only call attention to the second paragraph. This letter enclosed this authority and says:

" Mr.Sano also states that he is liable to be sent away from the City at any time, and during his absence, it is his desire that Iact as his Solicitor and agent, provided, however, that the appointment of the writer as agent meets with your approval."

I will file that as Exhibit 10.

(AUTHORITY AND LETTER, JUNE 16, 1942, MARKED EXHIBIT NO. 10)

MR. BEST: I would ask you to file the letter of January 23, 1943. It indicates the fact Daniels offered $2,800. for it.

MR. CHRISTIE: My friend has asked me to file as Exhibit 11 a letter from Adam Smith Johnson to the Custodian dated January 25, 1943.

(LETTER, JANUARY 25, 1943, MARKED EXHIBIT NO.11)

And my friend requests that I call attention to this part which is underlined.

" Following my letter to you of the 23rd instant, Mr.Daniels expressed a desire to purchase the lands and premises leased by him from the above-named Mr. Sano, pursuant to Indenture of Lease bearing date the 9th

"of March, 1942, and stated that he would be willing to pay $2800.00 for the lands and premises together with the equipment referred to in the Indenture of Lease ---"

I think that is all that is pertinent.

That has been filed as Exhibit 11.

Q. Now, there is an automatic water pump listed among your articles here. Was it attached to the property?

A. That was in the basement of the house.

Q. Was it screwed to the wall, attached with nails or screws? A. If you wished to un-screw the pipes and remove it you could.

Q. What about these screen-doors? Were they in use at the time of your evacuation?

A. I believe those were in the room in the basement.

Q. What about these strawberry trays, were they attached to anything? A. No. Those are moveable.

Q. It is peculiar all these were sold with the real property. I am wondering on what basis they were sold. How old was this kitchen range?

A. About 1933.

Q. And, what did you pay for it?

A. I believe I paid about $75. for it.

Q. In what condition were these strawberry crates, rather, strawberry trays and jam crates?

A. They were in good usable condition.

Q. How old were these incubators when you bought

them? A. I am not sure, but I believe they must have been about five years old when I bought them.

Q. And what about this large scale which you estimated at $50., and which was sold by tender for $18.? How old was it?

A. I guess five years.

Q. I think the rest is a question of appraisal, your honour.

I think that is all, thank you.

MR. BEST: Mr. Christie has already drawn our attention to the fact that a great many of these articles for some unknown reason seem to have been sold with the real property. I do not think he is suggesting that they could possibly be fixtures, I mean oil, insecticide, power, many things - 15 bird battery nests - any number of things which I do not think could be considered fixtures. Obviously there was some mistake made. I think it is only fair to draw it to government counsel's attention at this time.

RE-EXAMINATION BY MR. BEST:

Q. In this letter which you wrote to the Custodian of March 17, which Mr. Christie put in as an exhibit, you say, talking about these articles which you want sent to you:

"These are at the home of Jasper Daniels."

I take it that you mean there is that they were in the house on your property. Mr. Daniels actually lived

in a house next door?

A. Yes. That is correct.

Q. One further question about this pump about which Mr.Christie asked you. Do you mean the pump was dismantled at the time you left or was it hooked up and being used? A. It was in use at the time we left.

Q. I see. That is all, thank you.

MR. BEST: I would like to read one paragraph from Exhibit 2 into the record.

" This property is well situated and admirably suited for the line of operation being carried on. It fronts on the Pacific Highway just at the top of the hill across the Pattullo Bridge."

MR. CHRISTIE: I have certain exhibits to put in, your honour.

Here is a list of chattels belonging to the claimant. It says:

"Sold to the tenant, Mr. Daniels."

Evidently this appraisal was made by the Trapp Motors Limited. If you wish to recall him, all right.

MR. BEST: He is not claiming for any of that stuff, anyway.

MR. CHRISTIE: And there is an inventory of chattels belonging to Sano in which one of the Custodian's officers says that certain articles he

considers valueless and should be abandoned.

I think those could be very well filed as one exhibit.

(INVENTORY OF CHATTELS, OCTOBER 25, 1944, and INVENTORY OF CHATTELS OF SANO APPRAISAL, OCTOBER 22, 1944, BY TRAPP MOTORS LIMITED, MARKED EXHIBIT NO.12)

Then, as Exhibit 13, the appraisal of a motor-car by McDermott Motors.

In the same exhibit is a tender by Johnson Motorocar Company. The amount of the tender is $25.

(APPRAISAL AND TENDER, MARKED EXHIBIT NO.13)

MR. BEST: The appraisal was in the amount of $35.?

MR. CHRISTIE: Yes.

And, as Exhibit 14 I tender for filing the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.14)

As Exhibit 15 I file the Real Property Summary and Personal Property Summary.

(REAL PROPERTY SUMMARY, PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 15)

I think that concludes the exhibits, your honour.

It is submitted, your honour that the real property was sold at its fair market value.

It is submitted that these articles of personal property which were sold at auction were sold at their fair market value.

It is submitted that the valuation of those articles marked "abandoned and not accounted for" is exhorbitant.

It is submitted that the Custodian is not

responsible for those articles which were left in the custody of a person other than the Custodian and which were not sold by the Custodian.

That concludes the defence.

MR. BEST: I do not think my friend is suggesting that there were any chattels left in the custody of anyone other than the Custodian without notice to the Custodian, however. Are you? Since he, of course, had a copy of the Daniels agreement and the list from Johnson ---

MR. CHRISTIE: No. My submission is to the effect that someone else, other than the Custodian had custody of those things prior to the evacuation of the claimant and therefore the Custodian is not responsible.

That will be a matter for argument in Vancouver, I presume.

MR. BEST: Oh, yes.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

"A.G. VEITCH"
Official Reporter.

I, M.A. Miller, 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.

M. A. Miller

Dale 6904 NOV 24 1947 Case 1179

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

Toronto

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

(1) NAME SANO (Print) Surname SHIGEICHI Given Name (RCMP) Reg. No. 08375

(2) Pre-Evacuation Address 1557 Pacific Highway R.R.4 Westminster, B.C.

(3) Present Address c/o Tregunno Farm R. R. #2 St. Catharines, Ont.

(4) REAL ESTATE

(a) Street Address (if any) 1557 Pacific Highway R.R.4 Westminister, B.C. (City or Municipality, Province)

(b) Legal description (lot number, block number, section number, etc.)
N. 1/2 Lot 4 W 1/2 Sec 23 Block 5 North Range 2 West New Westminster District Plan 4657

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

(i) Farm
(ii) ~~Residence~~ Type of business Poultry, Strawberry, 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.) Own farm

(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) - $ 6630.00
(v) Amount at which Custodian sold property and credited your account - - $ 1622.92
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5007.08

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
1557 Pacific Highway R.R. 4 New Westminster, B.C.

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

(c) How stored or packed at time of evacuation

(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:

1.	Ford 1/2 ton truck 1929	Estimated Value $	100.00
2.	Personal property includes household	Estimated Value $	637.50
3.	articles and implements used on farm,	Estimated Value $	
4.	all as listed with Custodian. Claimant	Estimated Value $	
5.	will submit detailed list with valua-	Estimated Value $	
6.	tions in individual items, later.	Estimated Value $	
7.		Estimated Value $	737.50
8.	Less Received by Custodian	Estimated Value $	58.23
9.		Estimated Value $	
10.		Estimated Value $	
		TOTAL CLAIM FOR PROPERTY LOSS $	679.27

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) - $ 5686.07

(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 _____

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, SANO, SHIGEICHI of the City
of St. Catharines in the County of Lincoln

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 day of)
A.D. 1947. Feb 28) A Commissioner &c.

Shigeichi Sano

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. 1179-1
DATE OCT 27 1948
FILLED BY R.D. Reed

SANO, Shigeichi
(Claimant's Name)

REAL ESTATE
(Farm Land)

08375
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							
Strawberries (approx.)	1						
30 fruit trees	½	1930	Mr. Barrow	$ 750.00	All bush and wild	None	$ 6,630.00
Poultry runs	½		(a neighbour)				
Total	5 acres						

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

Description	When Made	Cost
— cleared 3 acres of land	1930 - 1940	$ 900.00
— cultivated 2 acres of land	1930 - 1940	400.00
— fencing (barbed wires) 2000'	1940	100.00
— ditching (underground wooden)	1930 - 1939	300.00
— well, 20' deep.	1935	150.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	20 x 40	Frame	1930	$2000.00	$ 500.00	$1000.00	$1000.00	$1500.00
Garage	12 x 16	"	1932	100.00	75.00	------	125.00	50.00
Hen House	24 x 100	"	1941	1000.00	500.00	600.00	600.00	1500.00
Hen House	20 x 110	"	1937	1200.00	900.00	800.00	700.00	1700.00
Brooder House	16 x 24	"	1940	500.00	200.00	200.00	400.00	500.00
Chicken House	10 x 10	"	1932	75.00	-----	50.00	100.00	25.00
4 Colony Houses	10 x 12	"	1941	125.00	50.00	50.00	75.00	150.00

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

(1) Timber in land very valuable and with good commercial value

Summary

Estimated value	$ 6,630.00
Sold for	1,622.00 → 1589.00
Amount of claim	$ 5,008.00

Edward Shigeichi Sano
Signature

1179

BC-470-P

EXHIBIT No. 1179-2
BC/470-P DATE OCT 2 2 1946 Page 1
FILE KEY

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

K A Bleasdell

File No. J.L.583 -P

Land Description North part of Lot -4-Sec.23-Blk. 5N. Range 2.

Containing 4.928 ac Acres

Owner's Name Shigeichi Sano. Post Office Address R.R.3. New Westminster B.C.

Nearest Rail Point New Westminster Distance 2½ Miles

Market Town New Westminster Distance 2½ miles

Church (give denomination) Various Distance 2½ miles

Nearest School Simon Cunningham Distance 1 mile.

State how property was identified: Map and enquiry.

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

It fronts on the Pacific Highway.

Is this district a good one? very fair.

Employment opportunity Various in New Westminster and along the Fraser River.

Predominating Nationality and religion: Very mixed.

Describe Fencing and its condition: just around poultry runs. Value $

Water supply: Well with electric pump. Value $

BUILDINGS ON FARM

6902

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 40	frame	8	shing.	15	posts	fair	525.00
Garage	12 x 16	frame	8	shing.	15	none	fair	40.00
BARN	x							
Hen House	24 x 100	frame	6	shing.	new	blocks	good	600.00
BARN	x							
Hen House	20 x 110	frame	12	shing.	15	blocks	fair	1000.00
GRANARY	x							
Brooder House	16 x 24	frame	6	shing.	15	blocks	fair	25.00
	x							
	x							
	x							

Total present day value $ 2190.00

Total Value Buildings add to farm $ 1200.00

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

$

Describe the basement and chimneys: Brick Chimney, cement floor in basement

No. rooms downstairs? 4 Upstairs? nil How finished wood

Are buildings painted? House partly Condition of paint poor

Distance from nearst bush no bush near house, fifty yards from hen houses

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
2.85	level, with western slope	9 in. sandy loam	sandy clay loam granular	1.ac potatoes .50 ac strawberries 1.35 ac poultry runs	$ 125.	$356.25

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
2.07	rolling rough land light	6 in sandy loam	6" sand & gravel	thick bush 6 to 10 inches	$150.00	$30.00	$62.10

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 $ 418.35

Total added by buildings to value of farm $ 1200.00

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

Total value of farm $ 1618.35

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

Has been occupied for fifteen years or more as apoultry proposition.

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

Poultry .

Noxious weeds:

very few

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

Corporation of Surrey Taxes $39.50

Date: July 14th 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 9th day of July 1942 19

Inspector's Signature .....

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

S. SANO

Farm Appraisal Report

Remarks: This property is well situated and admirably suited for the line of operation being carried on. It fronts on the Pacific Highway just at the top of the hill across the Pattullo Bridge.

Half of the whole area is under cultivation and the soil is fair. The balance, from the chicken houses to the East end of the place is very light sandy loam with considerable gravel. When cleared, it will have more value possibly as building sites than anything else. The covering is timber from six inches to ten inches and quite thick.

The present renter, J.M. Daniels, lives on the property immediately North of this holding. He could not produce his lease at the time of my inspection, but informs me that he is paying $15.00 per month, plus the taxes, on a lease drawn for the duration of the War. He has taken over from the Japanese 1600 poultry and is paying for them out of production and from funds that he will collect through having sub-let the Japanese house for $19.00 per month.

(FOR ORCHARD LANDS ONLY)

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

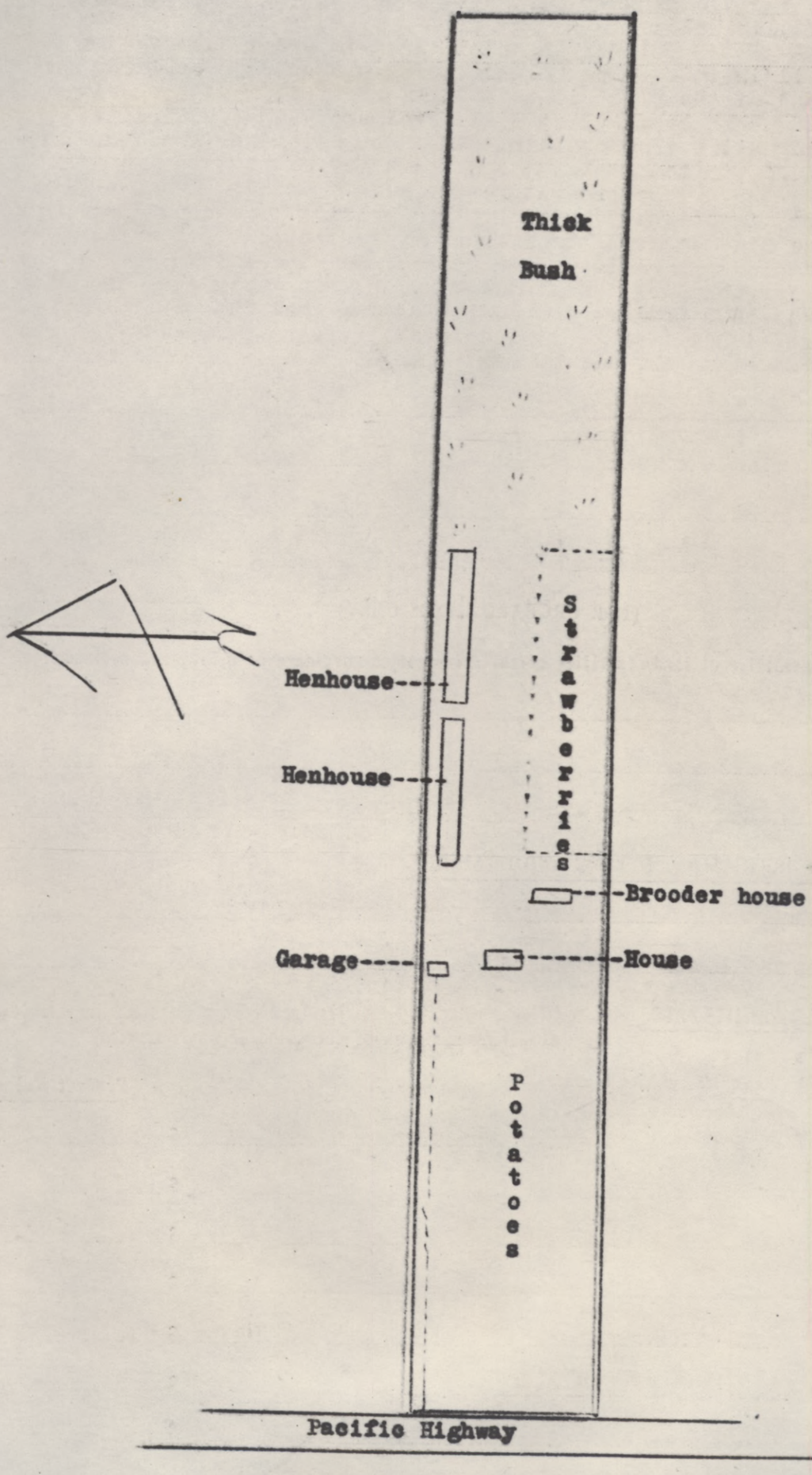
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
There are a dozen apple trees that have had little or no care and I have placed no value on them.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 2000

Date 24th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

File # 6907
Reg. # 08375

MUNICIPALITY OF SURREY, B.C.

NOTICE OF ASSESSMENT, 1943

NOTE.—ALL LANDS ARE ASSESSED AS "IMPROVED"

DESCRIPTION OF PROPERTY									NO. OF ACRES OR LOTS	VALUE PER LOT	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND ONLY
LOT	BLOCK	RE SUB-DIVISION	QUARTER	SECTION	TOWN-SHIP	BLK 5 N. RANGE WEST	GROUP 2 DISTRICT LOT	MAP No.				
	N½ 24		W½	23		2		4657	4.928		1500.	450-

Re: Archie Matah

TAKE NOTICE that the above property is assessed as above for the year 1943. Court of Revision will be held at the Municipal Hall, Cloverdale, B.C., on 8th February, 1943, at 10 a.m. Section 234 of the Municipal Act reads as follows:

"234. (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."

Cloverdale, B.C., 30th, December, 1942.

C. P. SMITH, Assessor.

EXHIBIT No. 1179-S
DATE OCT 27 1948
FILED BY
16 A b Kirsch

SANO, Shigeichi
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No 1179-4
DATE OCT 27 1948
FILLED BY R. D Best.

08375
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
Lumber (see list)	1938	-----	$15.00	Good	$10.00
Kitchen Range	1931	New	$75.00	"	40.00
2 Chests of Drawers	1931 & 1935	New	$45.00	"	30.00
3 Incubators	1937	Used	$120.00	"	105.00
3 Brooders, Electric	1939, 1940, 1941	New	$125.00	"	111.00
Sewing Machine	1931	New	$ 40.00	Fair	15.00
1 piece Double Bed	1930	New	$ 30.00	Good	20.00

Total Value of Claim $737.50 as per Column 3 in Chattel Analysis.

Description of Storage of Goods:

Upon evacuation most of the goods were put in one room in the basement of the house

Remainder was left in care of tenants who were under Custodian's control.

General Statement as to Chattels not Described above:

The inventory of claimant was made in the company of a lawyer, Mr. Adam Smith Johnston, 511-12 Royal Bank Building, Vancouver. He witnessed and signed the inventory.

Summary:

Estimated value $ 737.50

Additional Comments, if any:

Edward Shigeichi Sano
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6902 EXHIBIT No.

NAME (Mr.) Shigeichi SANO REG. No. 08375

DATE
DECLARATION Apr.29/42.
EVACUATION June 29/42

INVENTORY
TAKEN BY
DATE

	DETAILS OF CLAIM			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
IN HOUSE:	1 Only Mattock	.50	T				
gramaphone	1 Only Peevee	.50	T				
Singer sewing machine	1 Only Rake	.50	T	4.25			
2 Book Cases	1 Only Broom	1.00	T				
2 tables	1 Only Round Point Shovel D Handle	1.00	T				
sofa	1 Only Grain Scoop	1.00			1.50		
camp stove	Automatic Water Pump					x	
kitchen range	7 Water Taps					x	
7 chairs	3 Screen Doors					x	
mantel clock	150 Jam Crates						
4 steel beds	40 Strawberry Trays						
3 bureaus	Chimney Bricks - 60					x	
3 cupboards	25' 7 Window Blind					x	
1 trunk	7 Curtain Hangers					x	
automatic water pump	1 light bulb						
green feed	18 6" Stove Pipe					x	
3 incubators	1 T Pipe - 1 Elbow					x	
1 heater	1 20' Water Pipe (Size ½")					x	
cutter	3 Padlocks					x	
3 parts of Green Feet cutter	Lumber						
IN CHICKEN HOUSE:	11 pcs.2"x4"x6'						
3 brooders	2 pcs.2"x4"x10'						
1 coal brooder	14 " 2"x4"x8'						
3 crates	2 " 2"x4"x14'						
1 wheelbarrow	12 pcs.2"x2"x6'						
1 strawberry pickers barrow	3 " 2"x6"x24'						
	1 " 6"x6"x12'						
1 lg. scale	Rough Cedar						
4 feed pails	1 pcs.2"x10"x6'	5.00				x	
1 lg. tin snips	2 " 2"x10"x8'						
1 anvil	2 " 2" x 10"x10'						
garden hose	7 " 1"x12"x12'						
2 iron wedges	10 " 2"x4"x6'						
1 manure fork	10 " 2"x4"x8'						
1 box carpenter's tools	Flooring						
15 chicken feeders	25 pcs.1"x4"x7'						
3-2 gal. fountains	2 Bundles Shingles					x	
5-1 gal. fountains	1 Bookcase	10.00	F	3.00			
1 sm. scale	1 Camp Stove (40 gal.)	3.00	F	2.75			
6 egg pails	1 Kitchen Range	40.00			F 5.00		
1 brace	2 Cupboard Box	10.00	F	7.00			
1 vice	2 Chest of Drawers	30.00	F	10.25			
1 green feed cutter	7 Kitchen Chairs	10.00	F(4)	4.00			
1 hammer	1 Old Phonograph	5.00	F	5.50			
1 oil stove	1 Old Centre Table	10.00	F	2.00			
Misc. garden tools	Wire Net						
1 cross cut saw	1½" x 36" x 50'	4.00					
½ lg. cross cut saw	½" x 12" x 15'	1.50					
3 wheels	1" x 18" x 31'	2.50					
1 copper spray tank	Wire net for 4 Electric Brooders		M	2.00		x	
1-5 gal. oil tank	size,1" x 24" x 5'	2.00					
6 rolls wire fencing	5 Heavily Wire Moving Floors 36" x 6'	5.00					
150 jam crates	1 Pc. wire net 1"x36"x25'	2.00					
40 strawberry trays	13 Laying Hen Feeders 5'	10.00					
	2 Laying Hen Feeders 10'	2.00					
	8 Chicken Green Feeders 6' and 8' sizes						
	Pig Troughs	2.00					
	Nest Boxes 27-1' x 6' 19-1' x 5' 6-1' x 4' 3-1' x 8' 3-1' x 9'	30.00				x	
	Sand Box 4-3' x 3'						
	Window Glass 44-12" x 24"	5.00				x	
	Complete Dropping Board Cleaning Equip.	1.00					

6902

08375

EXHIBIT No. _____

EXHIBIT No. 1179-5 I

DATE OCT 24 1948

FILLED BY K A Christie

CASE No. _____

VENUE Toronto, ONTARIO.

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
							Sold with tools.
							Sold with tools
							Sold with tools
							Sold with tools
							Sold with tools
1.50							
	x						
	x						
	x						
				x			
				x			
	x						
	x						
	x						
				x			
	x						Used by tenant on property
	x						
	x						
	x						"Automatic Water pump to 3 padlocks inclusive, included in Dwelling"
	x						Quantity of lumber used by tenant on property.
				x			
00	x						Used by tenant on property.
75							
F	5.00						
00							and miscellaneous contents.
25							
00					(3) x		
50							
00							
00	x						Some sold with Real Property. Probably sold with brooders.
				x			
				x			
				x			
				x			
	x						Connected and used on property.
	x						
					x		

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6902 EXHIBIT No.

NAME (Mr.) Shigeichi SANO

REG. No. 08375

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Poultry Outside Wire Net 2" x 60"--150'	5.00			x	
2" x 72"..900'	40.00			x	
1 Comp.Sprouting Oats Box	1.00				
1 15 Bird Battery Nest	4.00				x
1 16' ladder					
1 8' Ladder Old	2.00		M(1) 2.00		(2) x
1 3' Step Ladder					
1 6' Step Ladder	1.00				x
10 Automatic Float Valve	10.00				
1 Toe Punch	.10				
1 A.B.C. Egg Scale	1.00				
1 Coal Shovel	.25	T			
2 Horse Chain - 8'	1.00		M 5.00		(1) x
2 Goat Chain - 50'	1.50		M		(1) x
3½ lbs. of Nicotine sulphate 40%	2.00				x
1¼ lbs of B.K. Powder	1.00				x
20 gals. Diesel Oil	2.00				x
1½ gals. Cleolin	.30				x
2 gals. Coal Tar	1.00				x
8 lbs. Tobacco Powder	.50				x
13 lbs. Epsom Salt	.10				x
1 Hudson Spray Pump (3 gals. cap). Poor condition	2.00				
100' Manila Rope with 1½" with 2 Wheel Blocks	3.00		M 4.00		
150' Cable-1½2" with Steel Block	7.00				
8 Water Tanks-40 gals.Wood Apple Barrels	2.00	M(4) 3.50			
50 lbs. Go-West	1.00				x
Water Trough 4" x 6" x 36" - 2 4" x 6" x 30" - 2 5" x 6" x 30" - 6	5.00				
1 Roll Tar Paper	.95				
7½' Cross cut saw with handle					
4' Cross cut Saw broken in Two (Piece ½)	5.00				
100 lbs. of Brooder Coal	1.00				x
1 Buck Saw	1.00				
1 4½' Crow Bar	.50				
1 Clay Pick	1.00				
INVENTORY "A"					
3 Incubators	105.00		M 24.00		
3 Brooders (Electric 500 chich size)	111.00		M 45.00		
1 Coal Brooder	15.00				
3 Crates (Chicken)	3.00				
15 Chick Feeders	5.00				
3 only 2-gal.Fountains	4.00				
5 only 1-gal "	3.00				
5 only ½ gal. "	3.00				
2 only ½ gal. "	1.00				
1 Wheelbarrow	5.00		M 5.00		
1 Strawberry Picker's Barrow	2.00				
1 Large Scale	50.00		M 18.00		
4 Feed Pails	2.00				
1 Small Scale (240 lb)	5.00	M 16.00			
6 Egg Pails	1.00				
1 Vice	6.50		T 9.00		
1 Anvil	10.00		T 8.00		
1 Green Feed Cutter	15.00	T 2.00			
1 only 8-lbs. Hammer	1.00	T			
2 Only Iron Wedges	.50	T			
1 Oil Stove	5.00	F 1.50			

Continued

6902 EXHIBIT No. PAGE 2. I CASE No.

08375 VENUE Toronto, ONTARIO.

ALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
	x						
	x						
					x		
		x					
M(1) 2.00		(2) x					
		x					
				x			
					x		
					x		
							Sold with tools.
M 5.00		(1) x					
M		(1) x					
		x					
		x					
		x					
		x					
		x					
		x					
		x					
					x		
M 4.00							
					x		
					x		
50		x		(4) x			
				x			
					x		
					x		
		x					
					x		
					x		
					x		
M 24.00							
M 45.00							
					x		
				x			
				x			
					x		
					x		
					x		
					x		
M 5.00							
					x		
M 18.00							
					x		
00							
					x		
T 9.00							
T 8.00							
00							Sold with tools.
							Sold with tools.
50							

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6902 EXHIBIT No.

NAME (Mr.) Shigeichi SANO

REG. No. 08375

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
2 Pieces Chest of Drawers	30.00				
1 Piece Sewing Machine	15.00 F	37.00			
1 Piece Single bed	10.00 F	9.00			
1 Piece Double Bed	20.00 F	9.00			
1 Piece ¾ bed	15.00 F	4.00			
The above 5 articles were left in the basement room and I inadvertently forgot to include them in the list which I submitted to the Custodian.					
TOTAL -	$740.70				
Ford ½ ton truck	$100.00		Spec. 25.00		
TOTAL CLAIM	$840.70	$122.75	$151.50		
Also Sold:					
Clock		Misc. 5.50			
Mail Box			Misc. 3.00		
		$128.25	$154.50		

RECAP:

Goods valued by Claimant at	$174.13	were sold at Auction for.....	$122.7
Goods valued by Claimant at	432.75	were sold by Tender etc., for	$151.5
Goods valued by Claimant at	93.50	were sold with Real Property - fixtu	
Goods valued by Claimant at	16.48	were declared not found.	
Goods valued by Claimant at	38.00	were abandoned	
Goods valued by Claimant at	85.84	were not accounted for, theft etc.	
TOTAL CLAIM	$840.70	TOTAL	$274.2

FILE No. 6902 EXHIBIT No. PAGE 3 I CASE No.

REG. No. 08375 VENUE Toronto, ONTARIO.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						x		
37.00								
9.00								
9.00								
4.00								
	Spec. 25.00							Truck surrendered to R.C.M.P. on March 9/42. McDermott Motors appraised said truck for the sum of $35. Truck sold to Johnston Motor Co.Ltd.for $25.00 on Aug. 19/42.
$122.75	$151.50							
c. 5.50								Other Offer Received: Vancouver Auto Wrecking Co.-July 24/42....$17.50.
	Misc. 3.00							
$128.25	$154.50							

13 were sold at Auction for.....$122.75
75 were sold by Tender etc., for $151.50
50 were sold with Real Property - fixtures.
48 were declared not found.
00 were abandoned
84 were not accounted for, theft etc.
70 TOTAL $274.25

EXHIBIT No. 1179 - 6

DATE Oct 27 1948

FILED BY K.A.Christie

THIS INDENTURE made in duplicate this 9th day of March one thousand nine hundred and forty-two. IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT".

BETWEEN

Shigeichi SANO (R.C.M.P. Reg No.08375) of Pacific Highway Rural Route No. 4 New Westminster, British Columbia, (hereinafter called the Owner)

AND

JASPER MALLORY DANIELS of Rural Route No.4, New Westminster, British Columbia, (hereinafter called the Operator)

of the other part:

WHEREAS the Owner is the sold owner and is possessed of the lands and premises hereinafter described and of the stock of poultry now on said lands and premises, free of any lien charge or encumbrance.

WITNESSETH that in consideration of the mutual agreements and undertakings herein contained the parties hereto covenant and agree each with the other as follows:

1. The Owner hereby demises and leases unto the Operator ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Municipality of Surrey Province of British Columbia, and being more particularly described as the North portion of Lot 4 of a sub-division of part 49.07 acres of West Half of Section 23 Block 5 North Range 2 West, New Westminster District, Plan No.4657, said portion being more particularly described as being all that portion of said lot 4 lying to the North of a straight line bisecting the East and West boundaries of said Lot 4, TOGETHER with all erections, buildings, dwellings, barns, stables, and outhouses thereupon erected standing and being or hereafter to be erected standing and being, and including all equipment (an inventory of which equipment is hereto annexed marked "A") now on said lands and premises TOHAVE AND TO HOLD said premises unto the Operator from the date thereof for the duration of the present War or until the proper authorities permit the Owner to return to said lands and premises.

and in either case until the Owner fulfils all his obligations to the Operator hereunder, SUBJECT HOWEVER to previous determination by the Operator as hereinafter mentioned; YIELDING AND PAYING THEREFOR monthly and every month during said term the rent of Fifteen Dollars, the first of such monthly payments to become due and be made on the Eleventh day of April 1942.

AND to repair, reasonable wear and tear, damage by fire, lightning or tempest, explosions, the Acts of God or the Public Enemy excepted.

AND to pay taxes; AND to pay rates for water and electric light.

THE owner covenants with the Operator for quiet enjoyment.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term be curned down or damaged by fire lightning tempest explosion Acts of God or the Puboic Enemy or otherwise, so as to render the same unfit for the purposes of the Operator then and so often as the same shall happen the rent hereby reserved and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purposes of the Operator, or the Operator at his option may terminate this lease.

WITNESSETH FURTHER that the Owner hereby absolutely sells assigns transfers and sets over unto the Operator all the present stock of approximately 1070 Hens now on said premises; the price to be paid by the Operator for said Hens to be 60¢ each, except as to such of said Hens as may be culled by the Operator the price to be the price obtained therefor by the Operator on the market at the time of sale thereof by the Operator; the said price shall be payable from the net profits arising from the sale by the Operator of eggs and poultry from said premises after deducting all expenses incurred by the Operator in connection with said lands and premises and the operations of the Operator thereon, including all wages, materials and supplies, said rent, taxes and other outgoings in connection with said lands and premises and operations and any moneys paid by the Operator for or on behalf or for the use or benefit of the Owner in connection with said lands and premises: the Operator shall render ----------

to the Owner monthly on the 11th day of each month a statement and account of the sale of eggs and poultry from said premises together with the expenses outgoings and moneys aforesaid, whereby the net profits arising from the sale of said eggs and poultry may be ascertained; within 10 days after the rendering of said statement and account the Operator shall pay to the Owner the amount of the net profits due on said account.

THE Operator may raise purchase or otherwise acquire such stock of poultry and such equipment utensils and articles as he may from time to time consider necessary or advisable for his operations on said lands and premises but no one of such equipment utensils or articles shall be so purchased at a cost exceeding $50.00 without the consent in writing of the Owner.

THE Operator may at his discretion from time to time pay premiums for insurance on buildings on said lands, costs of installation of water to or in said premises, AND the Owner covenants and agrees to forthwith repay to the Operator all moneys so paid.

IT IS AGREED that notwithstanding anything herein contained, the Operator may terminate this lease and agreement at any time.

UPON the expiration or sooner determination of this lease or agreement the Owner shall if so required by the Operator, forthwith purchase and pay the Operator for all eggs and poultry and other products then on said lands and premises at the market price thereof prevailing at such time (as to poultry, the prevailing market price for laying hens and fowl respectively) and also all equipment utensils and articles brought thereon by the Operator and then on said lands and premises at the cost price thereof to the Operator.

ALL rents and other moneys payable to the Owner hereunder shall be paid to the wife of the Owner while she is in occupation of the dwelling on said lands, and upon her ceasing to occupy said dwelling shall be paid in to the Royal Bank of Canada at the City of New Westminster, B. C., sufficient payment to the Owner.

IT IS AGREED that if and so long only as she is engaged by the Operator in connection with his operations on said lands and premises, the wife of the owner may use and occupy the dwellinghouse on said lands as a residence forherself, free of rent.

IT IS AGREED that the Operator may at any time and from time to time pay the whole or any part or parts of the purchase price of said present stock of Hens.

THESE presents shall enure to the benefit of and be binding on the heirs executors administrators and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED SEALED AND DELIVERED)
) "Shigeichi Sano"
in the presence of)
) "Jasper M.Daniels"
"Ben Richards".)

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

March 1st 1949

M. Scully

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

EXHIBIT No. 1179 - 7
DATE Oct 27 1948
FILED BY K.A.Christie

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19 .

Re: Edward Shigaichi Sano R.R. 4 New Westminster, B. C.

On March 9 1942, I Goodfellow K.E.

Came into possession of the following goods by

No. of Pkgs	Capacity or size	Description of Contents Details to be given in full.

LICENSE NO. (41) CU 866
MAKE & MODEL Ford A (29) Truck
SERIAL NO. CA 87952
ENGINE NO. "
SPEEDOMETER READING 33716
CONDITION Fair

TIRE NUMBERS

EXTRA EQUIPMENT

Nil

DESCRIPTION & CONDITION VERIFIED Appears Fair

X Edward Shigeichi Sano
Signature of Owner
Japanese Registration No.

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

"E.A.Cruise"

DATE: Mar 9/42

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.

March 1st 1949

M. Scott

FORM "JP" FILE No.

SURREY

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 1179 - 8

EXHIBIT No.

NAME: SANO Shigeichi DATE Oct 28 1948

HOME ADDRESS: R.R. #4 New Westminster, B. C. (Pacific Highway) K.A.Christie

REGISTRATION NUMBER 08375 SEX: Male AGE: 42

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: Koharu Sano

ADDRESS OF WIFE OR HUSBAND: Same

NAMES OF ANY LIVING CHILDREN: Takeo (M) Haruko (F) Fujio (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 11,9,4 yrs

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

1. LOCATION AND DESCRIPTION: North portion of Lot 4, of sub-div. 49;07 acres of west ½ of Sec 23, bl. 5 North range 2, west. In the district of New Westminster ,B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed wooden frame bungalow with basement. 3 chicken houses, 4 colony check houses, 1 garage.

3. INSURANCE (Give particulars; state where policies are) New England Fire Ins. Co. #6251569. $1000.00 on dwelling. #6251690 on Chicken Houses $1500.00

4. TAXES (Amount and where payable) $38.00 1941 paid at Cloverdale, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mr Daniels as per lease. Copy of lease handed in at Office on 27th April, 1942

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Reg. Office New Westminster

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

9. IF FARM LAND STATE CROPS SOWN Strawberry, fruit trees, black currents.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, sec. 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:

IN HOUSE: ~~gramaphone~~, ~~Singer sewing machine~~ ~~2 book cases~~. ~~2 tables~~, sofa camp stove, kitchen range, ~~7 chairs~~ ~~mantel clock~~, ~~4 steel beds~~, 3 bureaus ~~3 cupboards~~, 1 trunk, automatic water pump, green feed, 3 incubators 1 heater. ~~Soutter~~, ~~3 parts of Green Feed cutter~~

IN CHICKEN HOUSE: 3 brooders, 1 coal brooder, 3 crates, ~~1 wheelbarrow~~ 1 strawberry pickers barrow, ~~1 lg. scale~~, 4 feed pails, 1 lg. tin snips, 1 anvil, garden hose, 2 iron wedges, 1 manure fork, 1 box carpenter's tools, 15 chicken feeders, 3-2 gal. fountains, 5-1 gal, fountains, 1 sm scale, 6 egg pails, 1 brace, 1 vice, ~~1 Green feed cutter~~ 1 hammer, 1 oil stove, Misc. garden tools, 1 cross cut saw, ½ lg cross cut saw, 3 wheels, 1 copper spray tank, 1-5 gal oil tank, 6 rools wire fencing, 150 jam crates, 40 strawberry trays

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

S. sold by auction 27/10/44 Surrey 7 None

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: See page 1

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)

One $50.00 Victory Bond (1942)

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Crown Life Insurance, Vancouver Br #275721 $1000.00 Beneficiary, wife, Koharu. 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 28th day of April 1942.

(Signature) "S.Sano"

"T.F.Williams"
Witness

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

March 1st 1949 M. Scrivener

FORM "JP" FILE No.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

Attached to Exhibit 1179 - 8

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: SANO, Shigeishi

HOME ADDRESS: 1557 Pacific Highway, New Westminster, B. C.

REGISTRATION NUMBER 08375 SEX: Male AGE: 41

OCCUPATION:

(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: Koharu

ADDRESS OF WIFE OR HUSBAND: 1557 Pacific Highway, New Westminster, B. C.

NAMES OF ANY LIVING CHILDREN: Takeo(M) Haruko (F), Tojio (M)

ADDRESS OF CHILDREN: 1557 Pacific Highway, New Westminster, B. C.

AGE OF CHILDREN: 11, 9, 4

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

1. LOCATION AND DESCRIPTION: North Portion of Lot 4 of a subdivision of part 49.07 acres of West half of Sec. 23, Block 5 North, Range 2 West, Plan 4657, New Westminster District.

2. BUILDINGS AND OTHER IMPROVEMENTS: Frame house 20 x 40 ft Chicken House 20x10f breeder house 24 x 100 ft 4 colony houses 12' x 20' each garage 12' x 20

3. INSURANCE (Give particulars; state where policies are) Policy with Co.(~~name~~ New England Fire Ins Co., not known) Dwelling $1000.00 on 2 chicken houses, $1500.00 loss payable to owner

4. TAXES (Amount and where payable) $38.00 payable at Cloverdale, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) J.M.Daniels of New Westminster for duration of the war for $15.00 per month.

(Duplicate of lease attached)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Registry Office New Westminster, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN ¾ acres of Strawberries, 33 apple trees

---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1557 Pacific Highway, New Westminster, B. C.

2. LANDLORD'S NAME AND ADDRESS: Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

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:

As per list attached

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Included in insurance on house

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) 1 Victory Bond $50.00

8. BANK ACCOUNTS: Royal Bank, New Westminster. Balance not known

9. LIFE INSURANCE: Sun Life $1000.00. Crown Life $2000.00 ($1000.- on life of self and $1000.- on life of Takao

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 27th day of April 1942.

(Signature) "S. Sano"

"Ian Macpherson"
Witness

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

FOR DEPARTMENTAL USE

March 1st 1949 M. Scoby

1179 - 9

EXHIBIT No.

DATE Oct 27 1948

FILED BY

K.A.Christie

Popoff House No.33
Slocan, B. C.
March 17, 1943.

Custodian,
Japanese Mass Evacuation,
Van, B. C.

Dear Sir:-

I have written to both Mr Jasper Daniels and Adam Smith Johnson stating I would like some of my personal belongings sent up to me (Trunk, Wash Machine, & Phonograph records). These are at the home of Jasper Daniels. The shipping charge may be taken from the monthly rent. I hope this will be possible.

Thank you,

Yours very truly,

"S.Sano".

P.S. I am also having the following of my goods sent up to me with trunk, wash machine, & Phonograph records.

1. Japanese Mixing Bowl
1. Enamel Dish Pan
1. Double Axe
1. 6 gallon earthenware pottery.
1. Bamboo Barrel.

When I left my home I was only allowed to take 150 lbs with me so I could not bring these goods. I am in need of these goods, so I am having them sent up to me.

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

March 1st 1949

M Scott

C
O
P
Y

April 27/43

I have not yet received my goods from Daniels so I would also like him to send me the following articles with the rest. If the goods are already shipped he may send them later.

1 garden hook



1 Minura fork

1 Matic (mattock)

1 water hose (100 ft long)

1 Japanese Bamboo & wood pot for steaming (as illustrated.



Length about 13"
Diameter 1 Ft.

THank you.
"S.Sano

1179 - 10

EXHIBIT No.

DATE Oct 27 1948

FILED BY K.A.Christie

ADAM SMITH JOHNSTON

BARRISTER-AT-LAW
Solicitor etc.,

511-12 The Royal Bank Building
Vancouver, B. C.

Re: Shigeichi Sano(RCMP Reg No. 08375) of Pacific Highway Rural Route No. 4, New Westminster. B.C.).

June
Sixteenth
1942

Custodian,
(Japanese Evacuation Section)
Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

(Attention: MR RICHARDSON)

Dear Sir:-

The above named Mr Sano handed me original Lease-Agreement between himself and Jasper Mallory Daniels, which is enclosed herewith, and he has advised me that Mr DANIELS has supplied him with statements from month to month, up to and including the 10th June, 1942, and that these statements have been settled between the parties.

Mr SANO also states that he is liable to be sent away from the City at any time, and during his absence, it is his desire that I act as his Solicitor and agent, provided however, that the appointment of the writer as agent meets with your approval.

I enclose herewith authorization signed by Mr Sano for the writer's appointment as his agent, and if same meets with your approval, kindly advise.

Yours truly,

"Adam Smith Johnston"

ASJ:P
Eenc 2)

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

March 1st 1949

R.R. No. 4
Pacific Highway.
New Westminster, B. C.

June 16, 1942.

Adam Smith Johnston, Esq.,
Barrister & Solicitor,
511 Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

I, SHIGEICHI SANO (R.C.M.P. Reg No.08375) hand you herewith Lease-agreement between Jasper Mallory Daniels and myself, together with statements to the 10th instant.

I HEREBY APPOINT YOU my Solicitor and agent to look after and protect my interests under and by virtue of the said Lease-Agreement during the period therein set out, and to do all such acts as may be necessary to carry out the terms of your appointment, and to render just and true accounts from time to time as and when required, and LET THIS BE YOUR AUTHORITY FOR SO DOING.

THIS APPOINTMENT is subject to the approval of the Custodian for the Province of British Columbia (Japanese Evacuation Section).

Yours very truly,

"Shigeichi Sano"
SHIGEICHI SANO

Witness

Japanese Interpreter,
Police Court,
Vancouver, B. C.

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

March 1st 1949

M. Scaby

Re: Shigeichi Sano

1179 - 11

EXHIBIT No.
DATE Oct 27 1948
FILED BY K. A. Christie

ADAM SMITH JOHNSTON
Barrister-at-Law
Solicitor, etc.
511-12 The Royal Bank Building
Vancouver, B.C.

January
Twenty-fifth,
1943.

EVACUATION SECTION
Rec'd Jan 27 1943
File No. 6902
Ans.
Referred Anderson

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

Dear Sir:

Following my letter to you of the 23rd instant, Mr. Daniels expressed a desire to purchase the lands and premises leased by him from the above-named Mr. Sano, pursuant to Indenture of Lease bearing date the 9th of March, 1942, and stated that he would be willing to pay $2800.00 for the lands and premises together with the equipment referred to in the Indenture of Lease and would be able to pay the same at the rate of $50.00 per month, said monthly payments to include interest at the rate of 6% per annum on that part of the principal sum remaining from time to time unpaid. I have written Mr. Sano, per concurrent post, rather fully herein, a copy of which letter is enclosed herewith and I would be glad to hear from you at your early convenience as to whether Mr. Daniels' offer is acceptable.

Mr. Daniels further stated that he noticed in the local papers that it was the intention of your department to sell and dispose of the properties belonging to Japanese owners and for this reason he instructed me to have this offer placed before you for consideration at the earliest possible date, inasmuch as he feels that being the holder of a lease on Mr. Sano's property for the duration of the War, that he would be the logical purchaser of Mr. Sano's lands and premises and equipment.

Awaiting your early reply.

Yours very truly,

"Adam S. Johnston"
ADAM SMITH JOHNSTON.

ASJ:H
(encl.)

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

Date: Mar. 1, 1949 E. LeBasse

Attached to 1179 - 11

Re Daniels and your
Property at Surrey.

January
25
1943

Mr. [redacted]. Sano,
Popoff House No.33,
Slocan City, B. C.

Dear Sir:-

You will recall that pursuant to Indenture Lease bearing date 9th of March 1942, you did demise and lease unto Jasper Mallory Daniels, all and singular that certain parcel or tract of land and premises situate lying and being in the Municipality of Surrey, Province of British Columbia, and being more particularly described as the North portion of Lot 4 of a subdivision of part 49.07 acres of West half of section 23 Block 5 North Range 2 West, New Westminster District. Plan No.4657, said portion being more particularly described as being all that portion of said lot 4 lying to the North of a straight line bisecting the East and West boundaries of said Lot 4, Together with all erections, buildings, dwellings, barns, stables and outhouses thereupon erected standing and being or hereafter to be erected standing and being, and including all equipment (an inventory of which equipment is hereto annexed marked "A") now on said lands and premises. To have and to hold said premises unto the Operator from the date hereof for the duration of the present War or until the proper authorities permit the Owner to return to said lands and premises.

Pursuant to my communication to you of the 23rd instant, Mr Daniels has completed all his payments in connection with the said lease to you, and is now only liable to pay a monthly rental of $15.00, and also to pay in addition to said monthly rental, the taxes, rates and assessment, including water and electric light charges assessed or used in connection with the said described premises.

From perusal of the tax notices from the Corporation of the District of Surrey, the land is assessed as follows:- Improvements - $1500.00: Land - $450.00, making a total of $1950.00.

Mr Daniels conferred with the writer today and stated that he was desirous of making an offer to purchase the lands herein described, together with the equipment more particularly set forth and described in the list attached to the said Indenture Lease bearing dated the 9th March 1942, and stated that he would consider paying the sum of $2800.00 in full for the lands and premises and equipment, and would agree to pay the same at the rate of $50.00 per month, said monthly payments to include interest at the rate of 6% per annum on that part of the principal sum remaining from time to time unpaid.

I am sending a copy of this letter to the Custodian of Japanese property in Vancouver, per concurrent post, having regard to the fact that an announcement appeared in the local newspapers that it was the intention of the Custodion to effect sales of the property belonging to Japanese subjects at the best

possible prices and terms. I would be glad if you will let me hear from you by return mail if you are willing to consider my client's proposal to purchase on the terms herein set out, so that I might advise Mr Daniels accordingly.

I is, however, to be observed that any purchaser of the said lands and premises herein described, would no doubt have to purchase same subject to Mr Daniel's lease.

Awaiting your full and complete instructions herein, I am,

Yours very truly.

"J"

ADAM SMITH JOHNSTON.

ASJ:H.

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

March 1st 1948 _____

1179 - 12

EXHIBIT No. Oct 27 1948

DATE

FILED BY K. A. Christie

INVENTORY OF CHATTELS BELONGING

TO

SANO , Shigeichi #08375

"I have today inspected the undermentioned articles and consider them valueless and should be abandoned."

. . . . . .

Chicken Equipment ---

Water troughs
Feed troughs
Water valves and floats.
Light bulbs
Nests

"The above were all connected and in use and were left for the tenant to use until further notice."

. . . . . .

The following effects were used by the tenant in the course of his occupancy:

Qu. of Stove Pipe.

Laying Pens.

3 Wooden Barrels.

75 Jam Crates.

Qu. of Lumber (Used)

2 Bundles of Shingles (Used)

2 Bed steads.

Signed. "R. M. Anderson"

Oct. 25/44

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

Date: March 1, 1949.

E. LaBusse

CHATTELS BELONGING

to

SANO, Shigeichi #08375
1557 Pacific Highway, New Westminster, B. C.

Sold to tenant -- Mr. Daniels.

1 Vise	$9.00
Platform Scale	18.00
1 Sm. Anvil	8.00
3 Brooders	45.00
3 Incubators	24.00
Well Rope	4.00
1 Wheelbarrow	5.00
2 Horse Chains	5.00
1 Ladder	2.00
1 Scoop Shovel	1.50
1 Heater	5.00
	$126.50
Less Appraisal Fee (10%)	12.65
	$113.85

"Considered a just and fair appraisal as made by me this 22nd day of October, 1944"

Signed

TRAPP MOTORS, LTD.

Witness. "R. M. Anderson" "T. D. Trapp"

Approved by Rural Advisory Comm.
13/2/45 "HFG"

I certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.
Date: March 1, 1949.

E. McCasse

1179 - 13

EXHIBIT NO.

DATE Oct. 27 1948

FILED BY K. A. Christie

"McDERMOTT MOTORS"

USED CAR APPRAISAL RECORD

Name "T49"

Address

Paint	$ 25.00	Make
Tires "2good 2 fair 1 poor"	$	"Ford"
Body & Fenders	$ 6.00	
Glass	$	Body Style
Top	$	"Pickup"
Nickelling	$	
Radiator	$ 6.00	Year
Running Boards	$	"29"
Mats & KicknPads	$ 3.00	
Upholstery	$ 6.00	License
Hardware	$	"CU866"
Motor Expense	$ 35.00	"41"
Transmission	$	Serial
Rear Axle	$	"~~33716~~"
Universal Joints	$	
Clutch	$	Mileage
Steering	$ 12.00	"33716"
Brakes	$	
Tighten Up	$ 6.00	Remarks
Muffler	$	
Sundries	$ 4.00	
Wash & Clean Motor	$ 2.50	
Clean Interior	$ 2.00	
Oil & Grease, Change)		
Oil & Check Over)	$ 4.50	
Total	$103.00	

Mod. interest in

Selling Price $ 35.00

Sales man

Less Repairs $

Date

Appraised by "H. Grone" $

For immediate acceptance only.

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

Mar. 1, 1949

C. McClughan

Attached to 1259 - 14

JOHNSTON MOTOR CO. LIMITED

Vancouver, B. C.

July 25th, 1942.

Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

We wish to submit our tender for purchase of the following unit listed in your catalogue covering Japanese vehicles.

MAKE	LOCATION	MODEL	YEAR	STYLE	CUSTODIAN NO.	OUR OFFER
Ford	B	A	1928	Lt. Del. ½-¾ T.	T4	$25.00

accept $35.00

Enclosed please find certified cheque to cover 10% of our offer.

Yours very truly,

JOHNSTON MOTOR CO. LTD.

"A. S. Johnston"

510

10 limit

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

Mar. 1, 1949

C. MacShepherd

1179 - 14

EXHIBIT No.

DATE Oct 27 1948

FILED BY K. A. Christie

No. 50858

CERTIFICATE OF ENCUMBRANCE

Your file No. 6902

LAND REGISTRY OFFICE

New Westminster, B. C.

- - - minutes 10 o'clock 22nd day of December, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - - - - - - The North portion of Lot 4 of Section 23 Block 5 North Range 2 West Map 4657 said North portion being all tht portion of said Lot 4 lying to the North of a straight line bisecting the East and West boundaries of said Lot 4 Municipality of Surrey in the District of New Westminster.

viz:

Registered Owner: SHIGEICHI SANO 08375 A

Register of Indefeasible Fees Folio No. 90459E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25218

85589C 9th March 1942 Lease to Jasper Mallory Daniels

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

To Office of the Custodian

"E. S. Stokes"
Registrar.

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

Mar. 1, 1949

C. McClenahan

EXHIBIT No.
DATE Oct. 27 1948
FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeichi SANO8 Reg. No. 08375 File No. 6902

CATALOGUE NO.@ Sold by Special Arrangement, S. S. B. BC/470-P. First Offer.

PROPERTY ADDRESS: 1557 Pacific Highway, New Westminster, B. C.

LEGAL DESCRIPTION: The North portion of Lot 4 of Section 23, Block 5 North, Range 2 West, Map 4657 said North Portion being all that portion of said Lot 4 lying to the North of a straight line bisecting the East and West boundaries of said Lot 4, Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Shigeichi SANO.

ENCUMBRANCES: 85589C 9th March 1942 Lease to Jasper Mallory Daniels.

No indication of any unregistered charges.

Vesting Order No. 25218, dated December 19th, 1942.

ASSESSED VALUE: Land - $450.00
Improvements -$1500.00 - $1950.00. Taxes - $38.00.

CLASSIFICATION: This is a small Poultry Farm, Dwelling and out-buildings. Custodian's representative reported July 14th, 1942, that this property has an area of 4.928 acres, 2½ acres cleared, planted to the following crops: ½ acre strawberries, ½ acre - 30 fruit trees, some black currants, the rest bush.
1 storey 6 room frame house, 1 garage, 1 brooder house, 4 colony houses, 1 chicken house, 2 storey new chicken house.

HISTORY OF ADMINISTRATION: This property was leased by Shigeichi SANO to Jasper Mallory Daniels 9th March, 1942 - term being for the Duration from 9th March, 1942. Consideration being $15.00 per month commencing 11th April, 1942. Lessee to pay Taxes, Water and Light. Lessee agrees to purchase approximately 1070 hens at 60¢ each with net profits made monthly and render monthly statment and account of sale of eggs and poultry on 11th of each month. May raise or purchase stock of poultry and equipment not exceeding $50.00 and only with consent of Lessor, also to pay premiums for Insurance on buildings which Lessor will reimburse. House, buildings and chattels included. This lease appears to have been carried out.
Lease handed to S. S. B., 31st July, 1943.

SOLD: To the Director, the Veterans' Land Act for $1,589.00 as at January 1, 1943 Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Shigeichi SANO, June 27th, 1944, against which were charges for Registration Fees - $3.00, Legal Fees - $15.00, leaving a net credit of $1571.00 from said transaction.

Adjustments to the amount of $36.92, covering unexpired Fire Insurance Premiums, were placed to Shigeichi SANO'S credit.

The following Fire Insurance Policies -
New England Fire Insurance Co., Policy No. 6251569 - $650.00 and
" " " " " Policy No. 6251690 - $2100.00,
were transferred to the S.S.B.

Certificate of Title No. 172029-E in the name of the Director, the Veterans' Land Act.

PROTEST: Shigeichi SANO protested the sale of his property - see letter from him dated September 13th, 1944, and our reply September 27th, 1944, both letter and copy on file.

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

November 20th, 1945.

"D. A. Cramer"
D. A. CRAMER

DAC:JS

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

Mar. 1, 1949

L. McCleughan

Attached to 1179 - 15

PERSONAL PROPERTY SUMMARY

File No. 6902

16th June, 1947.

Re: Shigeichi SANO - Reg. No. 08375

CHATTELS: The above Japanese registered with this office on the 29th April, 1942, and declared leaving household furniture and farm implements on his property at New Westminster. In an additional registration, he declared leaving a washing machine as well at his house, and also declared leaving a sofa bed, iron bedstead and oil stove on the property of Kanetoshi MORIOKA.

On the 29th July, 1942, Mr. Adam Smith Johnston, Barrister and Solicitor, sent a list of chattels included in SANO'S lease agreement with Mr. J. M. Daniels. This list was dated 16th June, and was filed under that date. SHIGEICHI SANO had appointed Mr. Johnston as his agent.

On the 15th June, SANO acknowledged receipt of shipment of some goods by the tenant, Mr. Daniels, and sometime in April, 1943, the tenant made a further shipment of goods to SANO, which included his washing machine.

SANO'S goods stored with MORIOKA were removed and sold at auction in Surrey on the 9th February, 1944, for the net sum of $12.16. His mail box was sold for $3.00 on the 28th June, 1944.

On the 3rd October, 1944, SANO requested shipment to him of some chattels, but the B. C. Security Commission advised 6th October, 1944, that they would not make shipment of these articles.

Trapp Motors Ltd. appraised some chattels for sale to the tenant on the 22nd October, 1944, and Sano was credited with the net sum of $113.85. The balance of saleable goods on the property were sold at auction in SURREY for $72.10 on the 27th October, 1944. Our fieldmen made note at that time of a number of goods which were used by the tenant in the course of occupancy, and chicken raising equipment which were more or less fixtures, and were therefore left for the tenant's use.

SPECIFIED ARTICLES: SANO was the owner of a 1929 Ford Light Delivery truck, which was appraised for $35.00. It was sold to Johnston Motors for $25.00, but against which su, there were administrative expenses of $25.00. No funds therefore accrued to SANO from the sale of this truck.

BONDS & INVESTMENTS: SANO declared when registering that he had a $50.00 Victory Bond but this was not brought under control by the Custodian.

His file also reveals that he is a shareholder in the Surrey Berry Growers Co-operative. This is a Japanese Co-operative, and has not been liquidated to date. If Liquidation takes place, his share will be forwarded to him.

LIFE INSURANCE: The only Life Insurance policies declared by SANO when registering, were two Crown Life policies, on his own and his son's life. His file however reveals he was the owner of a Sun Life policy also , and at his request the following premiums were paid on these policies:-

Dec. 8/42 Sun Life Policy No. 2268681	$40.07
Sept. 15/43 Crown Life Policies 275721 & 275740	84.64
Nov. 27/43 Sun Life Policy No. 2268681	38.24
Feb. 7/44 Crown Life Policy Nos. 275721, 275740	84.64
Nov. 8/44 Sun Life Policy No. 2268681	40.30
Mar. 8/45 Crown Life Policies 275721, 275740	84.64
Nov. 24/45 Sun Life Policy No. 2268681	38.97
Feb. 7/46 Crown Life Policy No. 275740	49.11
Feb. 16/46 Crown Life Policy No. 275740	35.53

PERSONAL PROPERTY SUMMARY (continued)

File No. 6902

16th June, 1947.

Feb. 1/47	Sun Life Policy No. 2268681	$ 38.02
Feb. 7/47	Crown Life Policies 275721,275740	84.64

This file reveals no other personal property assets.

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

"W. Anderson"

HA

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

Mar. 1, 1949

C. McGlughan