

7374

HAMMOND
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXHIBIT NO. 1236-7
 FILE NO. NOV 10 1946
 DATE
 FILLED BY K. A. Christie

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, Senji
 HOME ADDRESS: R.R. No. 1. Hammond, BC
 REGISTRATION NUMBER 14163 SEX: Male AGE: 53
 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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yuwa 7374

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1. Hammond, BC

NAMES OF ANY LIVING CHILDREN: Yoshiko (F) Aiko (F)

ADDRESS OF CHILDREN: R.R. No. 1. Hammond, BC

AGE OF CHILDREN: 15, 11

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

1. LOCATION AND DESCRIPTION: Subdivision "A" section 104, E
District of Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room dwelling with two porches
14' x 8' and 16' x 6'. woodshed, garage, ² packing shed, tool shed,

3. INSURANCE (Give particulars; state where policies are) \$2000 on dwelling and furniture
Union Fire Ins. Co. Policy in safety deposit box.

4. TAXES (Amount and where payable) \$38.72 payable at Maple Ridge.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. I hope to sell it
before I leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, BC
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, boysen berries,
asparagus, green peas, potatoes, black cap berries, 50 apple trees,
other fruit trees

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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, carpenter tools, farm implements
1 electric water pump, spray pump, washing machine, sewing machine
including cultivator, plough, harrow, hoe, 1000 feet lumber,
vacuum cleaner,
4 cords wood, fence posts, 10000 bean sticks, in the house at

R.R. No. 1. Hammond, BC. Key will be left in care of Custodian if

I do not sell the house

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. 1 horse,

sold to name
by Sano

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 3
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)
\$150 Victory Bond, \$20 War Savings Certificates safety box.
8. BANK ACCOUNTS: Bank of Montreal
9. LIFE INSURANCE: \$1500 20-year endowment policy in Sun Life Co.
Beneficiary my wife. Policy in safety box.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, BC. I have a key.

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 2nd day of May 1942.

(Signature)

S. Sano

W. Melhous
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 4/43.

Our File No. 7574

Full Name SANO Senji
(Surname in Block Letters)

Registration No. 14163

Male - Female
(check)

Age Sept. 13, 1888

Former Address R.R. #1, Port Hammond, B.C.

Date Evacuated 16/9/42

Naturalized - Canadian-Born - National
(check)

Present Address

4500 St. James, B.C.
40 Culverhouse Cannery Co.
Vineland, Ont. (16/12/46) #14162

Married - Single
(check)

Name of Wife (HIRATSUKA) Yuwa

Name of Husband -

Name of Mother (UCHIMARU) Rie

Name of Father Kichido (Heid)

Names of Children under 16

(Heid) Yoshiko (F) 30/10/26 15320
Aiko (F) 10/1/31

Requested by Violet Scott

Registered with Custodian
(Yes or No)

Additional Information

Farmer (fruit & vegetable)
Owner of 10 acres 1 house 2 ton truck
1/2 ton truck. Driver Lic. # 82523

69 16

BC-141-1
OC-2748-8

BC/141-P Page 1
BC/2748-8
1741
Farm Appraisal Report

U.S. Form No. 40
(Sheet 1)

File No. JL 58

Land Description Sec. 2A, Sp. 1, D.L. 241, Sk. 2716, Hammond Dist.
Containing 10 Acres

Owner's Name SAHO, Sanji Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, C.P.R. Distance 1 mile.

Market Town New Westminster, B.C. Distance 16 miles

Church (give denomination) All denominations, Hammond Distance 1 mile

Nearest School Public School, Hammond, 1 mile Distance
High School, Haney, 3 miles by bus.

State how property was identified Two corner posts located, roads and map check.

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

Fronts on 1st Avenue and old Dawdney Trunk Roads.

Is this district a good one? Yes, for small fruits and truck farming.

Employment opportunity Limited to two mills and 1 brickyard.

Predominating Nationality and religion: Immediate locality, Japs.

Describe Fencing and its condition: Nil Value \$

Water supply: One 22' dug well with electric pump Value \$ 200.00
One 20' well cribbed 10'.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 2 sty.	26 x 40	frame	2 st.	shgl.	6 yrs	concrete	good	1500.00
woodshed	20 x 30	pole	10'	shake	6 "	rock	fair	50.00
packing box	x							
BARN	x							
packing shed	18 x 20	frame	10'	shake	6 "	rock	fair	50.00
BARN	x							
tool shed	7 x 9	frame	7'	shake	6 "	rock	poor	nil
CRANARY	x							
root house	10 x 14	dug in bark		bds	6 "	-	fair	nil
	x							
garage	16 x 22	frame	10'	shake	6 "	rock	poor	nil
	x							

Electric light installed in house

Total present day value \$ 1500.00

Total Value Buildings add to farm

\$ 1225.00

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

habitable? No repair necessary other than fumigation.

Describe the basement and chimneys: Brick to ground. Full basement 9'

No. rooms downstairs? 5 Upstairs? 2 How finished Wood lined and papered.

Are buildings painted? Yes Condition of paint Very fair.

Distance from nearest bush 300'

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.00	undulating with under drains	2' - 3' sdy. loam	clay	small fruits pt. planted to straws and peas	75.00	300.00
4.00	level open ditches	3' black veg. mould	clay		100.00	400.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.00	undulating	3' peaty loam	clay	2nd growth cedar and alder	100.00 to 150.00	20.00
Area Unsuited 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 \$ 720.00

Total added by buildings to value of farm \$1225.00

Wells and electric pump.

Total value of farm \$2145.00

Total value of farm \$2145.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property in good state of cultivation; 1 acre of raspberries; 2 acres of
strawberries; 1 acre of asparagus; 1 acre of peas; 3 acres ready for planting
to beans.

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

Small fruits and poultry.

Noxious weeds: Nil showing at time of inspection. Some mare's tail.

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

Maple Ridge Municipality, Naney, B.C.
Land assessed at \$800.00, improvements \$1500.00
1942 taxes \$42.53.

Date: 6th May 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 5th day of May, 1942.

Inspector's Signature

"L.B. PLUMLEY"

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

BC/100-B
1285
Farm Appraisal Report

Remarks: Present owner in occupation, expecting to move out at any time, has tentative arrangement for rental to a Hindu, terms \$500.00 for 1942 crop and \$10.00 per month for rental of house. Owner states he will ship 3000 lbs. of asparagus this year, at present cutting 65 lbs. daily.

House is insured for \$2000.00. This is a very nice holding in a good state of cultivation and owner puts in full time looking after farm with help of family. States average yearly hired labour during picking season \$300.00, which includes crates, etc.

Electric light in house.

(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.

11

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

~~2.00 ac. Strawberries, 1st, 2nd and 3rd year plants~~

1.00 sq. ASPARAGUS

1.00 ac. Peas

1.00 ac. Raspberries

3.00 ac. not planted

2.00 ac. bush.

2

10

1

22

1

10

Total 3

Amount fruit trees add to value of farm \$.

CLAIM

File No. 7374

48.

DATE

March 10/43

CREDITOR

NAKAMURA Shotaro

DEBTOR

SANO Senji

Port Hammond, B.C.

AMOUNT OWING

\$1.85

AGENT

Paid

ORIGINAL FILE

2316

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SENJI SANO

File No. 7374

New Denver B.C.

Reg. No. 14163

Company Sun Life Insurance

Agency Vancouver

Policy No. 2076073

Premium - \$ 82.88

Payable: ^X Annually, Semi-annually or monthly

Month August Day 1st

REMARKS:

Letter sent 2/18/43

File No. 7374

CLAIMS DEPARTMENT

July 17th, 1943.

Senji SANO - Registration No. 14163

CREDITORS:-

1. Shotaro NAKAMURA 1.85 *Settled - at request of Senji SANO*
2. Kujiro KUSANO \$100.00 *Settled - No claim in file. Reported by letter from Senji SANO, dated 13-7-43.*
3. 5 Kawanishi 100.00 *Settled - at request of Senji SANO*

NO CLAIMS ON WIFE'S FILE NO. 7396.

AMCA:ND

*File closed as to
Claims Dept.*

4-8-43

SPECIFIED ARTICLES
MEMORANDUM

File No.7374

Name: SANO, Senji (Mr.)

Reg.No.14163

No evidence of any Specified Articles on file.

One - 1/2 ton truck and one - 2 ton truck were referred to on R.C.M.P. report. They must have been disposed of before date under Order-in-Council.

Certified Correct

August 31/45

W.E. Carson

FIRE INSURANCE SUMMARY

File No. 737A.

Serial 8882 - Reg. No. 14163.

The above named Japanese declared on his JP Form, signed 2nd May, 1942, that he had a \$2,000.00 Fire Insurance Policy in the Union Fire Insurance Co. This Policy was evidently overlooked until expiry date February 9th, 1945, when notice for renewal was to hand. At the meantime, the Veterans' Land Act had already placed a Policy on the buildings and refused the transfer. The Policy was not renewed.

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

May 14th, 1944.

D. E. CRAMER
D. E. CRAMER

DAC:JS

LIABILITY SUMMARY

File No. 7374.

Senji SANO - Reg. No. 14163.

The above named Japanese declared on his JP Form, signed 2nd May, 1942, that he had no Personal or Trade Debts.

However, on March 10th, 1943, NAKAMURA, Shokuro lodged a claim for \$1.85. Then, on July 13th, 1943, Senji SANO wrote in and declared that he owed a debt of \$100.00 to Eijiro KUSANO, authorizing the Custodian to pay same. Again on September 22nd, 1943, Senji SANO wrote in and declared that he owed a further debt of \$100.00 to Sumiko KANAMOTO, authorizing the Custodian to pay same. These items were confirmed by the creditors and the amounts credited to their accounts on the following dates:

Eijiro KUSANO, File No. 9587	- \$100.00	- 19th July, 1943.
Shokuro NAKAMURA " "	2316 - \$ 1.85	- 31st July, 1943.
Sumiko KANAMOTO " "	8670 - \$100.00	- 13th Oct., 1943.

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

May 14th, 1946.


D. A. CRAMER.

DAG:JS

COPY, original on claim file.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 7374

NAME: SANO, Senji

DATE ADVERTISED
(or other information)

APPRAISER'S NAME: G. Spencer Fallot

VALUATION: \$57.75

PURCHASE PRICE: \$57.75

COMMITTEE'S APPROVAL: May 3, 1946.

PURCHASER'S FULL NAME: F. Seimens,

ADDRESS: Haney, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY:

Nil.

LIST OF CHATTELS SOLD:

Leather seat rocker	\$2.50
Leather seat armchair	1.00
6 Kitchen chairs	6.00
Wash stand	0.50
Dresser	12.00
Bed	15.00
Kitchen cabinet	0.25
Wood bed	8.00
Scales	6.00
Pump	1.00
Cultivator	1.00
Cart	0.50
Old stove	2.00
2 Drums	2.00

\$57.75

NAME SARG, SeniiREGISTRATION NO. 14163FILE NO. 7374

The following chattels were sold by public auction Haney 18 on
Dec. 5, 1945 - Jan. 25, 1946.

Bed couch	\$1.00
Round table	2.25
Square table	2.25
9 chairs	5.00
Dresser & mirror	11.00
4' 6" Bed & spring	5.00
Bed spring	2.00
Electric fan	3.00
Cross cut saw	5.25
Tools	11.25
Plough	1.00
Lever harrow	9.00
Crock	1.00
Wheelbarrow	1.00
Heater	3.25
Miscellaneous	3.00

TOTAL	<u>\$66.25</u>
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(Auctioneer's Fee: \$6.62	
Less Expenses: (Advertising: 2.41	
(Moving: <u>8.63</u>	<u>17.66</u>

Net Proceeds Credited:	<u>\$48.59</u>
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Members of Custodian Staff Present	Mr. Moryson
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Extracted from Auctioneering List No.	Haney 18.
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Remarks.

Phone Haney 1007

STATEMENT

HANEY, B.C. December 1st/45
19

M ~~Custodian Enemy Alien Properties~~

~~Vancouver, B.C.~~

In Account With

C. SPENCER PALLOT

AUCTIONEER

REAL ESTATE

Valuator and Appraiser

*Sand, Seny
2/2/46*

P. Seimens, Haney, B.C.

Leather seat Rooker

2 50

" " Armchair

1 00

6 Kitchen Chairs

6 00

Wash Stand

50

Dresser

12.00

Bed

15 00

Kitchen Cabinet

25

Wood Bed

8 00

Scales

6.00

Pump

1 00

Cultivator

1 00

Cart

50

Old Stone

2.00

2 Drums

2 00

\$57.75

Less Commission @ 10%

5 75

\$52 00

I believe that this is a fair
and justifiable price for these
goods.

C. Spencer Pallot

Approved by
Committee

1/5/46

Receipt on file 9/184/6 - Haney
29/1/46

EXHIBIT NO. 1216-10
DATE NOV 10 1946
FILLED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Senji SANO Reg. No. 14163 File No. 7374.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/141-P. First Offer.

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

LEGAL DESCRIPTION: Part 10 acres more or less of the Westerly 40 acres of Lot 241,
Group 1 as shown and lettered "A" on sketch deposited No. 2716,
Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Senji SANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25084, dated December 10th, 1942.

ASSESSED VALUES: Land - \$ 800.00
Improvements - \$1500.00 - \$2300.00 Taxes - \$42.53.

CLASSIFICATION: Small Fruit and Vegetable Farm with dwelling and out-buildings.
This property according to the declaration on the JP Form, and also
on the Assessment Roll has an area of 10 acres with about 8 acres under
cultivation and planted to the following crops: strawberries,
raspberries, boysenberries, black cap berries, asparagus, potatoes,
green peas, 50 apple trees and other fruit trees.
1 - 5 room dwelling, in good shape, 1 woodshed, 1 garage, 2 packing
sheds, 1 tool shed - apart from the packing sheds the buildings are
in fair shape.

HISTORY OF ADMINISTRATION: Senji SANO leased this property to Frank Siemens on May 11th, 1942,
for a term of 9 months from May 1st, 1942, with option to extend lease
for 1943 under arrangement with Maple Ridge Co-Operative Produce
Exchange. Consideration - \$580.00 paid. Rental for 1943 and sub-
sequent years \$240.00. 1942 rental includes price of 1 horse.
House and buildings included.

Lease extended by Collateral Agreement to September 30th, 1943.
Consideration - \$125.00, payable August 31st, 1943, and tenant agrees
to plant out $\frac{1}{4}$ acre strawberries in 1943.

Lease and Collateral Agreement given to The Director, The Veterans'
Land Act, August 12th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$2,106.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Senji SANO as at May 8th, 1944, against
which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00,

\$15.00,

Page 2.

File No. 7374.

leaving a net credit of \$2,083.00 from said transaction.

As the Lease and Collateral Agreement was given to The Director, The Veterans' Land Act on August 12th, 1943, the 1943 rent was paid to The Veterans' Land Act direct.

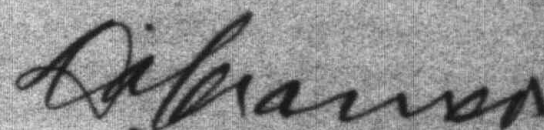
OLD CERTIFICATE OF TITLE

No. 59251-E - Sanji SANO declared on his JP Form, signed 2nd May, 1942, that the Title Documents were in the Bank of Montreal, Haney, B. C. There is nothing on the file to show that the Certificate of Title had been asked for by this office, or that it had been deposited at the Land Registry Office New Westminster.

Certificate of Title No. 169509-E in the name of The Director, The Veterans' Land Act.

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

May 14th, 1946.



D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY DATE NOV 10 1948

FILLED BY

R. D. Branton

19th July, 1947.

File No. 7374

Re: Senji SANO - Reg. No. 14163

CHATELS: The above Japanese registered with this office on the 2nd May, 1942, and at that time he declared leaving household furniture, farm and carpenter's tools on his property at Hammond.

Prior to his evacuation on the 16th September, 1942, Senji SANO leased his property to F. Siemens, and on the 29th August, 1942, Mr. James Campbell, Solicitor, sent a list of chattels left by SANO, and which were included in his lease to SIEMENS. A copy of this list was apparently made at that time, and the original returned to Mr. Campbell, but there is no copy now on the file. It would appear however that the chattels should be well accounted for as the same tenant was still occupying the place, and the fieldmen possibly took the copy with them when they inspected the property in December, 1945 with a view to removing the chattels to auction. The tenant wished to purchase some of the chattels and these were appraised by C. Spencer Pallot 1st December, 1945 for the sum of \$57.75, and sold to the tenant for this sum. Net proceeds of \$52.00 were credited to SANO's account. The balance of the chattels were sold at auction at Haney on the 5th December 1945 and 25th January 1946, for the net sum of \$48.59.

On reviewing the file Kasuo TADA on this date, it was found that he declared leaving household furniture at this property. TADA was apparently a son-in-law of Senji SANO. TADA had been interned on the 25th Sept. 1942, but was released in March 1946, and both these Japanese are now residing at Vineland, Ontario. We have written to them both today, sending them copies of the auction and appraisal sheets and asked them to make settlement between themselves.

SANO's mail box was sold 11th December, 1943 for \$2.00 and this sum credited to his account.

LIVESTOCK: SANO declared leaving a horse when registering 2nd May, 1942, but he sold the horse to his tenant prior to evacuation.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: A Pacific Co-operative Union post dated cheque in the amount of \$290.00 in favour of Sano, being part payment of lease by Mr. Siemens, was received at this office, and collection of the cheque was effected by the Custodian 2nd February, 1943, and the proceeds credited to Sano's account.

The B.C. Electric Railway Co. refunded the sum of \$5.00 to this office 26th October, 1945, being a refund of his electric light security deposit with them.

BONDS & INVESTMENTS: SANO declared he owned some Victory bonds and War Savings Certificates but these were not brought under control by the Custodian.

LIFE INSURANCE: He also declared a \$1500. Sun Life Insurance policy but this was not brought under control or administered in any way by the Custodian.

EXHIBIT No. 1256-10

DATE NOV 10 1947

PERSONAL PROPERTY SUMMARY (Cont'd)

-2-

K A Shink
19th July, 1947.

File No. 7374

SAFETY DEPOSIT BOX:
BANK ACCOUNT

SANO declared he had a safety deposit box at the Bank of Montreal, Haney, and also a bank account at the same Bank, but these were not brought under control by the Custodian.

This file reveals no other personal property assets.

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

HA

H. Allan
.....

7374

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 26 1942

Richardson

Sengo Lane,
#14163,
Rooseburg B.C.

Custodian Office
556 Royal Bank Bldg.
Westminster Granville
Vancouver B.C.

Dear Sir:-

I am writing and asking the Custodian
to send me the rest of the money, balance
of the purchase price of my crop.

We have no money on hand and for
in a desperate need it will be greatly
appreciated to receive it. Thank you very much

P.M. cheque \$290⁰⁰

Yours truly,
S. Lane.

7374

27th October, 1942.

Mr. Senji Sano, #14163,
Roseberry, B.C.

Dear Sir:

In reply to your undated letter we have to advise that as the Pacific Co-operative Union is not in a position at this time to honour your cheque, the Custodian is unable to comply with your request to forward you any money.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

9754

7374 ✓

9th November, 1942.

Mr. Senji Sano, #14163,
Roseberry, B.C.

Dear Sir:

re: JAPANESE SCHOOL MAINTAINERS
ASSOCIATION.

We understand you were the treasurer of the above Association. We have written Mr. Takashima, the president, several letters for information regarding the Association, with no result, and have since approached Mr. Sakamoto who has referred us to you.

We enclose herewith a list in duplicate of chattels left on the above property, and would appreciate it if you would sign one copy and return it to us.

You will note that the electric water pump and tank are missing from the list; these articles apparently were stolen, and although the Provincial Police were duly notified, they have been unable to trace them so far. We asked Mr. Takashima for information regarding the Japanese families who occupied the above hall as temporary living quarters, as we believed they could assist us in locating the missing pump and tank, but to date we have not heard from him.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 5 1942

7374

Richardson

Rosebery Bl.,
Dec. 2/42.

506 Royal Bank Bldg.,
Hastings and Granville
Vancouver, B.C.

Dear sir:-

I am writing herewith to
enquire about the stop money which
you have held us by. I have no money
on hand and I need it urgently for
the cold winter weather is coming on
now, and I haven't a thing of winter
clothes ready for my children. This
money is not a big sum and I do
want to know why you have to keep the
holding so long. What is the reason
behind this? Hope you'll give me
an answer soon.

Yours Truly,
S. Sanot
serial (# 14163)

NAME _____
ADDRESS _____

2220

GROWER'S NO. 2
DATE Sept 15-26 1948

GROWER'S NO.

[illegible]

SAND, Denge
file 7374 Aug. 14/163

TOTALS	
BALANCE	
LAST BALANCE BROUGHT FORWARD	
CHEQUE HEREWITH	
OR BALANCE	

33157	87399
4245	4245

EVACUATION SECTION
 Rec'd JUL 15 1943
 File No. 7374
 App. J. McLaughlin
 Referred

Rosebery, B.C.,
 July 13/43

The Custodian of Japanese Assets
 506 Royal Bank Bldg.
 Hastings & Granville
 Vancouver, B.C.

Quid. Sanjo
 SANO

Dear sir: -

I am writing to inform you,
 that I have a debt to the address
 below a sum of hundred dollars (\$100)
 which will be due by the end of July.
 I am wanting to pay this, but since
 I have no money I cannot help it.
 You have held on all that crop money
 and that is my only amount that
 I could depend on to pay him.
 So I am kindly asking the Custodian
 to pay him that amount before the
 end of July.

Thanking you very kindly,
 Yours Truly,

(ADDRESS)

Mr. Kujiro Kusano
 (Mr. C. Schindell)
 Glenora, Manitoba.

(Mr.) Sanjo Sano
 # 14163
 Rosebery, B.C.

one - 2
 6.6.43

on B-8 331 42
 17.7.43

737A
9587

July 19th, 1943.

Mr. Kyujiro KUSANO,
Registration No. 14050,
c/o Mr. G. Schindel,
Glenlea, Man.

Dear Sir:

This is to advise you that we have credited
your account with \$100.00.

This amount has been paid to you at the
request of Senji SANO.

Yours truly,


AMcA:DE

A. McAlister,
Claims Department.

7374

July 19th, 1943.

Mr. Senji SANO,
Registration No. 14163,
Roseberry, B.C.

Dear Sir:

Replying to your letter of the 13th of July 1943, this is to advise you that we have transferred to the credit of Kyujiro KUSANO \$100.00, as requested in your letter under reply. This leaves a credit balance in your account of \$231.42.

We have also got a claim against you of \$1.85 by Shotaro NAKAMURA. If you agree that this claim is correct kindly authorize us to make a settlement from the funds at present to your credit in this office.

After a settlement of this latter claim there are no other claims against you, as far as we are aware.

Yours truly,

A. McAlister,
Claims Department.

AMCA:DE

Rosebery Bldg.
July 24, 1943.

File # 7374

Mr. McAlister,
Claims Dept.
506 Royal Bank Bldg.
Hastings & Granville
Van. B.C.

JUL 29 1943	
Ans.	PRD
Referred	McAlister

Dear Sir: -

I have received your letter of July 19th, 1943, and I am greatly thankful to you for transferring that sum of hundred dollars (\$100) to Kiyiro Kusano.

File # 7316

I also recall that I owed Mr. S. Nakamura, who before owned a fish market at New Westminster, a sum of \$1.85. I know that he is now residing in Kaelo. If this is the man, I agree that my claim against me is correct. Please kindly forward that sum to him, immediately.

Thank you
Yours truly,
(Mr.) Seiji Sano
Reg. # 14163
Rosebery Bldg.

H-8-43
A

7374
2316

August 5th, 1943.

Mr. Shotaro MAKISHIRA,
Registration No. 08472,
Kaslo, B.C.

Dear Sir:

re: \$1.85 - Semi SANO

This is to advise you that at the
request of SANO your claim has been paid as
above, and your account has been credited with
\$1.85 on our books.

Yours truly,

A. McAllister,
Claims Department.

~~RECEIVED~~

7374
2316

August 5th, 1943.

Mr. Senji SAND,
Registration No. 14163,
Roseberry, B.C.

Dear Sir:

re: \$1.85 - Shotaro HAKAMURA

This is to acknowledge receipt of your letter of the 24th ult. and to advise you that according to your request therein we have charged your account on our books with \$1.85, and credited the account of Shotaro HAKAMURA with like amount, in settlement of his claim.

Your account now has a credit balance of \$229.57 on our books.

Yours truly,

A. McAlister,
Claims Department.

~~ENCLOSURE~~

7374
8670

September 27th, 1943.

Mr. Sansuke KASAMOTO,
Registration No. 11188,
Hilloet, D.C.

Dear Sir:

We shall be obliged if you will advise this office by return mail if Senji SANO owes you any money. If so, let us know what the amount is and if it is for money loaned, services rendered, or materials supplied by you.

As we are checking up on your file we desire this information as soon as possible.

Yours truly,

A. McAllister,
Claims Department.

RED:DE

Rosebery, B.C.
Sept 22/43

The Custodian's Office,
The Master Claims Dept.
506 Royal Bank Bldg,
Hastings & Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 25 1943
File No.	7374
Ans.	BKD
Referred	McAlister

Dear Sir -

I am writing herewith to inform you again that I have a debt to the address below, a sum of hundred dollars (\$100) which will be due by this end of the month again.

As I have stated before that I've got no money, I am asking you again to pay this debt off from my credit balance of two hundred, twenty-nine dollars and fifty-seven cents (\$229.57) left on your book.

Please forward this money immediately to him. Thank-you!

ADDRESS TO

Mr. S. Kawamoto, file 8670

22

McAlister B.C.

Verified by
13-10-43

7374
229.57 br - OK 12-10-43
27-9-43
D.

Richardson

I would like to buy some clothing
for my wife and children, but unable
to do so with such a small
amount of pay. Their shoes are
worn out and they certainly need
some warm clothing for winter,
so I am asking the Custodian to
send us any amount of money
from the credit balance above.

Thanking you very kindly,

Yours truly,

Mr. Benja. Lano

Reg. # 14163

Rosebery, A.C.

7374

ack reply for
Mrs. Lano

2670
7374

October 19th, 1943.

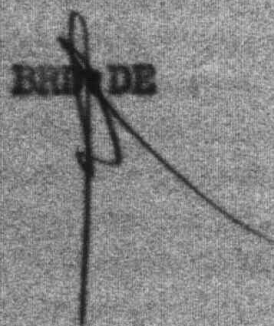
Mr. Somsuke KAWAMOTO,
Registration No. 11166,
East Lillooet, B.C.

Dear Sir:

re: Senji SANO

This is to acknowledge receipt of your
letter of the 3rd inst., and to advise you that
we are crediting your account on our books with
the sum of \$100.00, being amount authorized by
Senji SANO to pay you.

Yours truly,


BHE:DE

A. McAlister,
Claims Department.

7374
8670

October 15th, 1943.

Mr. Senji SANO,
Registration No. 14163,
Roseberry, B.C.

Dear Sir:

We wish to acknowledge receipt of your letter of the 22nd ult. Referring to that portion requesting us to pay S. KAWAMOTO the sum of \$100.00, we may say that this has been attended to and we have charged your account and credited that of Sansuke KAWAMOTO with that amount. We are advising KAWAMOTO of our action.

Relative to balance of your September letter, this has been referred to the Farm Department for attention.

Yours truly,


B.E.D.E

A. McAlister,
Claims Department.

Rosebery, B.C.,
Oct. 23/43.

Mr. Mister Claims Dept.
506 Royal Bank Bldg.
Hastings & Granville
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 26 1943
File No.	7374
Ans.	
Referred	Richardson

BRD

Dear sir:—

I have received your letter
stating that you have forward the
sum of hundred dollars to Mr. S. Kawamoto.
Thank you very much.

I am kindly asking the Custodian
again to send me any amount of
money from my credit balance you
are holding. I would like to buy some
winter clothing for my wife and
daughters soon. I have stated this
reason before and before but failure
to get any of your answers. I would
like to know the reason why for not
answering this!

Yours truly,
(Mr) S. Sano
14163
Rosebery B.C.

"7LA" # 2106

7774

October 27, 1943.

Mr. Senji SANO,
Registration #14163,
Roseberry, B. C.

Dear Sir:

Pursuant to your request of the 23rd instant, we enclose herewith our cheque in the amount of \$100.00 in payment to you on account of funds which we hold to your credit.

Kindly acknowledge receipt of this remittance.

Yours truly,

A. D. Richardson.
Farm Department.

RDR/EFP

Enc.

Rosebery, B.C.
Nov. 17, 1943.

File no. 7374

R. D. Richardson,
Farm Department,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	NOV 22 1943
File No.	7374
Ans.	Thos
Referred	Richardson

Dear sir:—

I have received your letter of
Oct 27th, and the cheque of hundred
dollars (\$100) through C.B. Commission
on Nov 15th.

Thank you kindly,
Yours truly,
(Mr) S. Sans.

14163,

Rosebery B.C.



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
June 22nd 1944

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

EVACUATION SECTION	
Rec'd.	JUN 24 1944
File No.	<i>7374</i>
Ans.	<i>WEN</i>
Referred	<i>Richardson</i>

Dear Sir,

Re Senji SANO #14163

We would be obliged if you would forward a cheque for \$84.00 to the above named man on the 26th June and a monthly remittance of \$50.00 on the 26th of each month thereafter so that the family may be removed from maintenance.

Yours truly,

M. L. Brown
Office Manager.

IS/MS

MEMORANDUM

January 29th, 1945

To: Mr. Anderson

From: Mr. Gibson

File No. 7374

Re: Senii SANO

The insurance covering on chattels belonging to the above named and located on Subdiv. "A", D.L.241, Twp.12, Mun. of Maple Ridge, will expire on February 9th and will not be renewed.

This is to remind you that the chattels should be moved from the property by that date.

SMG:KT

7374

~~9774~~

January 9, 1947.

Mr. Tetsuo TAGASHIMA,
Reg. No. 13971,
R.R. No. 2,
Dallo River, Ontario.

Dear Sir:

Re: Lot 1 of Lot "A" of Lot 278, C.1,
Map 4948, Div. of Lands and Forests, D.C.S.

We thank you for your letter of December 19th advising us that we "may sell the Japanese School". We gather that your letter is in reply to ours of October 16th, 1946, and that you are writing as President and expressing the wishes of the Japanese School Maintainers Association.

You must however have misread our letter to you as we did not state that we had sold the property but merely asked whether your society wished to sell its property and suggested the way this could be done.

We have had several inquiries from persons interested in buying but none have offered a specific price. Would you please read our letter of October 26th again and consult the other members of your executive and decide whether you wish to name a price or have the property advertised for public tender. It will be necessary in any case to have someone act for you to draw up the necessary resolutions and prepare the documents of transfer and we will be pleased to assist as far as possible with information from our files. If you wish the matter referred to an agent or solicitor for action we would be glad to make the necessary arrangements on your behalf.

Yours truly,

A. G. Moorhead,
Office of the Custodian.

AGM:AH. cc - Mr. Kenji SANO, #14163, Culverhouse, Faraland, Ont.
Mr. Saneake KAMAMOTO, #11188, R.R. #3, Vernon, B.C.
Mr. Isamu ISHIKAWA, #14772, East Lillooet, B.C.
Mr. Sata GIOTOKU, #14344, St. Bartache, Kamitoba.

18th July, 1947.

REGISTERED

Mr. Senji SAMO,
Reg. No. 14163,
c/o Culverhouse Canning Co.,
Vineland, Ontario.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$1441.16, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you 22nd May, 1944, with details of your property sale.

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

In reviewing the file of your son-in-law, Kasuo TADA, we note that when registering with this office, he stated he had left household furniture in your house at Hammond, but all goods found on the property were sold under your file, and the proceeds credited to your account. We are today advising Mr. TADA, that if there is any adjustment to be made with regard to chattels, it will have to be settled between yourselves. We are enclosing for your perusal copies of the auction sheet and list of goods sold by appraisal to the tenant. Copies of these are also being sent to Mr. TADA.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

Office of the Custodian.

HA
Encls5 (cheque)

File No. 7374

Reg. No. 14163

Date Mar 1/48

Name

SANO, Senji

Your Account has been ~~DEBITED~~ CREDITED as follows: Redemption of Maple Ridge Co-Op shares

145 shares @ \$1.27755

\$ 185.24

Custodian of Enemy Property

7374

April 12, 1948.

Mr. Senji SANO,
Reg. No. 14163,
Vineland Station,
Ontario.

Dear Sir:

The shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds are
held at this office.

Upon receipt of your share certificates,
which you will please send in, a cheque will be mailed to you.

Yours truly,

CHR/fm

C. H. Reed,
Office of the Custodian.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 7374

806 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

April 12, 1948.

Mr. Senji SANO,
Reg. No. 14163,
Vineland Station,
Ontario.

Dear Sir:

The shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds are
held at this office.

Upon receipt of your share certificates,
which you will please send in, a cheque will be mailed to you.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm

Culverhouse Cann. Co.,
Vineland Station,
Ontario.
May 31, 1948.

The Custodian's Office,
Department of Secretary of State
of Canada.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd JUN 4 1948	
File No. 7374	14163
Ans.	
Referred	

Dear Sir:

I hereby enclose the certificate of the share of
the Maple Ridge Co-operative which you so kindly
requested.

Would you be so kind as to check up my
share book file number 7374 as I am unable
to find few of my share certificate.

I will greatly appreciate your co-operation.

JUN 4 - 1948

Received

Cert No. 250 — 12 Shares.

530 — 29 "

669 — 33 "

768 — 43 "

117 Shares

Sincerely yours,
Senji Sano.

Cert No. 114 for 10 shares
" " 368 " 18 "

185²⁴ Cal

145 Shares

7374

June 5, 1948.

Mr. Senji SAND,
Reg. No. 14163,
c/o Culverhouse Cann. Co.,
Vineland Station,
Ontario.

Dear Sir:

We beg to acknowledge receipt of your letter of the 31st ultimo, enclosing certificates covering 117 shares of the Maple Ridge Co-operative Produce Exchange.

You were the holder of 145 shares, but you did not forward to us certificate #114 for ten shares and certificate #366 for eighteen shares.

It is not the practise of the Custodian to remit funds from the redemption of shares without the production of the share certificates, but we have made an exception in this case and enclose our cheque for \$185.24, which is the proceeds from the redemption of 145 shares at the rate of \$1.27755 per share.

Kindly acknowledge receipt and confirm our understanding that if these certificates should come into your possession in the near future you will forward them to the Custodian without delay, by signing the attached copy of this letter.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHV/fm
enc. (2)

3374

9th July, 1948.

REGISTERED

Messrs. Cameron, Weldon & Brewin,
Barristers & Solicitors,
Toronto, Ontario.

Dear Sirs:

Re: Senji SANO - Regn. No. 14163
Part 10 acres more or less of westerly
40 acs. Lot 241, Gp. 1, as shown &
lettered "A" on Sk. Dep. No. 2716,
Mun. of Maple Ridge, B.C.W.

For your information we are enclosing herewith copy
of the Soldier Settlement Board appraisal of real property which
was sold by the Custodian, in regard to which you have filed a
claim with the Commissioner on behalf of the above Japanese.

Yours truly,

Office of the Custodian.

RA
Encl.

File No. 7374

STATEMENT OF ACCOUNT
Genl SAHO - Registration No. 14163

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 22nd May, 1944		\$2134.57	
July 5	Cheque to you	\$84.00		
Aug. 2	"	50.00		
Aug. 31	"	50.00		
Sept. 23	"	50.00		
Oct. 24	"	50.00		
Nov. 25	"	50.00		
Dec. 27	"	50.00		
1945				
Jan. 25	"	50.00		
Feb. 24	"	50.00		
Mar. 27	"	50.00		
Apr. 23	Legal fees in connection with conveyance of property	15.00		
Apr. 28	Cheque to you	50.00		
May 26	"	50.00		
June 23	"	50.00		
Aug. 11	"	50.00		
Aug. 26	"	50.00		
Oct. 31	Refund of B.C. Electric Ry. Light security deposit		5.00	
1946				
Apr. 29	Net proceeds auction sale, Hamey		48.59	
	Net proceeds sale of chattels by appraisal		52.00	
		\$799.00	\$2240.16	\$1441.16

Redemption of 145 Maple Ridge also sent June 9/48 - \$185.24
Bal. due 18th July, 1947.

J.L. No. 58

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

MAY 22 1944

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 7374

Reg. No. 14169

Mr. Senji SANO,
Roseberry, B. C.

MAY 22 1944

Dear Sir:

Re: R. B. 1, Hammond, B. C.
Municipality of Maple Ridge, Part 10 acres more or less
of the Westerly 40 acres of Lot 241, Gp. 1, as shown and
lettered "A" on Sketch Dep. No. 2715, Dis. of New Westminster,
C. of E. 50704.

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

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

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

Sale price of above described property	\$ 2106.00
Add:	
Unexpired insurance premium as at January 1st, 1943	2106.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 2103.00

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

Yours truly,

F. G. SHEARS,
Director.

Extract from Lease.

File #7374

Lessor: Senji SANO.

Lessee: Frank SIEMANS.

Date: 11th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-operative Produce Exchange.

Consideration: \$580.00, paid. Rental for 1943 and subsequent years \$240.00. 1942 rental includes price of 1 horse.

Property:

Land: Lot A, District Lot 241, Group 1, Map 2716, N.W.D. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements. *no schedule of chattels in lease*

*Term extended by Ball and Agnew
to Sept 30/43 \$125.00 Aug 31/43
and tenant agrees to plant out
1/4 acre of Strawberries in 1943*

*Lease and Ball
agreed to
SSC Aug 12/43*

File No. 7374

SUMMARY RELATIVE TO CLAIM OF
Seni SANO - Regn. No. 14163

15th July, 1948.

REAL PROPERTY:

Municipality of Maple Ridge, Part 10 acres more or less of
Westerly 40 acres of Lot 241, Gp. 1, as shown and lettered "A"
on Sketch Dep. No. 2716, District of New Westminster, C. of E. 50704.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land:	\$ 800.00	\$ 920.00		\$3000.00	10 acres
Improvements:	<u>1500.00</u>	<u>1225.00</u>		<u>1800.00</u>	
	\$2300.00	\$2145.00	\$2106.00	\$4800.00	
		Less sale price		<u>2106.00</u>	
		Amount of claim		<u>\$2694.00</u>	

map.

Name of Claimant SANO, Benji

Case 1836

Custodian File 1974

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices:		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price		Total Award 125% of all Sale Prices:	
						% of Amount Total	% of Amount Total			
					2106.	2664.36				2664.36
										91.75
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 & 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			
132.75	27.75		43.5%	51.00		57.25				
		17.32			22.19		6.87			45.39
TOTAL RECOMMENDATION										2802.09

7374

October 16th, 1950.

Mr. Senji SANO,
Vineland Station,
Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1236

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$2,802.09.

Cheque in your favour is enclosed for \$2,632.45
and we have paid the Co-Operative Committee .. \$ 169.64
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

DEFENCE BRIEF

Seni SANO

File No. 7374

Case No. 1236

Toronto, Ontario.
November 10, 1948.

V.L.A.
A14/17

REAL PROPERTY CLAIM

1.
Claim

\$4800.00

Appraised at

\$2145.00

Sold for

\$2106.00

(a) Witness: L.B. Plumbly, Appraiser

A 10 acre farm, 5 acres in crop, 3 acres not cultivated, and 2 acres uncleared.

Appraiser states "a very nice holding in a good state of cultivation". The dwelling is a 5 roomed 2 storey building in good repair, other buildings in fair to poor repair.

Submission: "That the real property was sold at its fair market value." Trans. P. 15 - L23.

PERSONAL PROPERTY CLAIM

2.
Chattel Claim

\$809.35

(A) Goods valued by claimant at \$161.00 sold at auction for \$66.25

Witness: C. Spencer Pallot, Auctioneer
J. Moryson, Staff

(b) " " " " 186.00 sold by tender for \$57.25

Witness: C. Spencer Pallot, Appraiser

(c) " " " " 215.00 sold with real estate

Included in S.S. Bd. Appraisal,
Exhibit 2.

(d) " " " " 247.35 no account theft, etc.

Witness: J. Moryson, Staff

\$809.35

Submission: "That those articles of personal property which were sold at auction and by tender were sold at their fair market value. That the electric pump and tank was a fixture and was attached to the realty."

Summary of Defence Witnesses

Where Required

Summary of Document
to be filed

Witness Proving
Same

L.B. Plumbly
C. Spencer Pallot
J. Moryson

1 (a) - 2 (c)
2 (a) - 2 (b)
2 (a) - 2 (d)

Exhibit 2

Plumbly
C.S. Pallot
J. Moryson

1
2 IN THE MATTER OF THE "INQUIRIES ACT"

3 REY. 1. REVISED STATUTES OF CANADA, 1957, CHAPTER 52.

4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 REPORT

7 HIS HONOUR, H.A. MILLER, SUB-COMMISSIONER.

8
9
10 Toronto, Ontario,

11 November 10, 1949.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 SHUNJI SANO

16
17 PROCEEDINGS AT HEARING

18
19 APPEARANCE:

20 H.A. CHRISTIE, Esq., K.C.,

appearing for the
Dominion Government,

21
22 C.F. OFFER, Esq.,

appearing for the
Claimant.

23
24 A. SMITH, Esq.,

Secretary,

25 D.J. RANDFORD, Esq.,

Official Interpreter,

26 A.C. VETTER, Esq.,

Official Reporter.

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Q. Now, the claimed herein, being given
only sworn, testified through the
interpreter, as follows:

EXHIBIT EXHIBITION BY MR. CHURCH:

Q. I am showing you a sheet entitled Real
Estate, Farm Land. There is a signature at the bottom.
Is that your signature (indicating)?

A. Yes.

Q. Were the statements made in this sheet made
under your instructions? A. Yes.

Q. And do you swear that they are true?

A. Yes.

MR. CHURCH: Exhibit 1 will be the particulars of
Real estate Farm Land.

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

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

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 2)

MR. CHURCH: Q. You are a fruit farmer?

A. Yes.

Q. And you bought certain property known as
Lot A, Mount Lot 242, Group 1, Box 2724 in the
District of New Westminster? Is that correct?

A. Yes.

Q. That is near Port Hammond, B.C.?

A. Yes; it is in Port Hammond.

Q. And you purchased that property in 1929
for the price of \$1,500? Is that right?

A. Yes.

Q. At that time was there any of this land

1 cleared? A. No. It was all bush.

2 Q. And between 1935 and 1942 you cleared and
3 cultivated eight acres. Is that correct?

4 A. Yes.

5 Q. And, there are two acres uncultivated at the
6 present time?

7 A. Yes.

8 Q. The cost of clearing the property was
9 approximately \$300. per acre?

10 A. Yes.

11 Q. Was it difficult land to clear?

12 A. There was a powerline nearby and houses in
13 the neighborhood so that it was impossible to use
14 heavy charges of powder and it took a great deal of
15 time and labour.

16 Q. In respect of the 2000 feet of ditching
17 between 1935 and 1942, that work was done, is that
18 right? A. It may have been something over 2500

19 feet but at least 2500 feet.

20 Q. And you have an estimated cost of \$455.
21 for that job. Is that correct?

22 A. Yes. I should have said about that much.

23 Q. You also put two roadway in, 200 feet long
24 on the property at a cost of \$100.?

25 A. Yes.

26 Q. And you had three wells on the property?

27 A. Yes.

28 Q. All right. Now, what kind of land was this?
29 was it good land, or what sort of soil was it?
30

Q. Now,
Mr. ...

1. The higher ground was somewhat sandy soil,
but the lower portions were a sandy soil, and very
good for growing vegetables.

Q. Did you get big crops from the land there?

A. Yes.

Q. I take it you made money on this operation?

A. Yes. In the year 1941 after paying all
household and other expenses I had a net profit of
about \$200.00.

Q. How many people have you in your family?

A. Five persons in all.

Q. That is, three children and your wife?

A. Yes.

THE SUB-COMMISSIONER: There is a clerical error
in your claim. In your Summary you have "Estimated
value, house \$2,000., building \$2,400." That should
be "land, \$2,000.," I think.

MR. CHAIRMAN: Yes, your honour, it should
be "land" instead of "house."

MR. DEPUTY: Oh, yes.

THE SUB-COMMISSIONER: Shall I change it on
this originally?

MR. CHAIRMAN: Yes, if your honour will.

Q. Did you build the house on this property,
yourself? A. Yes. I am a carpenter and I did
it with some outside help.

Q. You say that the cost of your material
was \$1,200. in 1940?

A. Yes.

Q. And that you paid for labour \$200.? A. Yes.

S. Shaw,
MR. SHAW.

Q. And you valued your own labour at \$1,000?

A. Yes. I spent a great deal of time on that, myself.

Q. That would bring the cost of the house in 1905 to about \$2,000?

A. Yes.

Q. So, you have allowed for depreciation of \$200., and you estimate the value of your house at \$1,800? A. I thought I had put it down \$1,000.

Q. You have it in here for \$2,000.

A. That must be my mistake.

MR. CHRISTIE: \$200. to the good. He is on the right side of the ledger.

MR. OFFER: He is trying to be fair about this, I would say.

Q. There are several other ^{smaller} buildings about the property adding to the value which you built over a period of time. Now, in what condition was the house at the time you were evicted?

A. It was in very good condition. There was nothing wrong with it at all.

Q. Have you a picture of your house?

A. Yes.

Q. You have it with you?

A. Yes.

Q. May I have it, please?

A. Yes. The object of snap-shot was not to take a picture of the house but of my two daughters and part of the house, about a quarter, shown in the background.

(RECORDED AND INDEXED BY MR. HENRY)

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

A. J. Vitch

A. J. Vitch,
Official Reporter.

INTERVIEW CONTINUED BY MR. HENRY

Q. When did Mr. McManis make this offer?

A. I think it was in April of 1948.

Q. Did he see you and make the offer to you or write you or what?

A. He came to my house and we talked about it at the house.

Q. Was he prepared to pay you cash?

A. Yes.

Q. Did he have the money with him?

A. Oh yes, he said right away.

Q. Since you didn't sell it to Mr. McManis, what did you do with the property when you prepared to go away?

A. In May, when it was quite certain that we would have to evacuate, I sold the crop to Frank Siemens, and then there was an arrangement for him to rent the place the following year and he was to pay \$240, a year rent for the duration of the war.

Q. What happened to the farm equipment and chattels when you rented your property?

A. We took a complete inventory, Mr. Siemens and

5. Sane,
in chief.

myself were present.

Q. Yes--?

A. We made three

copies of the complete inventory and I gave
Mr. Siemens one copy and one to the Mission lawyer,
and I kept one.

Q. I am producing a document here, a farm
lease dated the 11th of May, 1942, between Sanji Sane
the lessee, and Frank Siemens. Is that your signature?

A. Yes.

Q. Did you see Mr. Siemens sign there?

A. Yes.

Q. Is this the lease?

A. Yes.

Q. Is this the inventory you are speaking of?

A. Yes.

(EXHIBIT ABOVE-REFERENCED TO MARKED EXHIBIT NO. 4)

Q. Now, was the Custodian aware of your
arrangements with Mr. Siemens?

A. Yes, I reported to the Custodian before
I was evacuated.

Q. Did he know what the arrangements were with
Mr. Siemens?

A. Yes, they should have known.

Q. Did he?

A. Yes, he knew.

Q. Then subsequently you filed a claim for a
number of household goods and farm implements
corresponding to the inventory attached to that lease;
is that right? A. Yes, I put the prices in
afterwards. At the time I rented the place and the
land to Mr. Siemens it wasn't my intention to sell.

2.
H. Sans,
In chf.

1
2 Q. I am showing you a sheet entitled personal
3 chattels; is that your signature at the bottom?

4 A. Yes.

5 Q. Was this sheet prepared on your instructions?

6 A. Yes.

7 Q. And is what is contained in there true?

8 A. Yes.

9 [PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 2]

10 MR. CHRISTIE: I tender as Exhibit 3 the
11 Analysis of Personal Property Claim.

12 MR. SPURR: You listed here an electric pump
13 and tank; where was that?

14 A. It was in the corner of the basement.

15 Q. And what did it serve? A. I used it
16 for household purposes for the kitchen and bath and
17 in the summer time also it was used for spraying the
18 field.

19 Q. What condition was it in?

20 A. It was in good working order.

21 Q. You have an item here for 10,000 beanpoles,
22 what would they be?

23 A. These were bean poles for growing beans.
24 They were about 1½ inches or 1 inch or so, and about
25 7 feet high, and made of cedar.

26 Q. How much would they cost apiece?

27 A. For them new they cost about 1½ cents
28 but I had used them a couple of seasons so I figure
29 they were worth about one cent.

30 Q. Where was the kitchen stove that you are
claiming for?

B. Same,
In chf.

A. That was left in the kitchen and Siemens
actually took it over before I left.

Q. What condition was the stove in?

A. It was in very good condition, there was
nothing wrong with it.

Q. What was it, a coal stove or a wood stove?

A. A wood stove.

Q. I see the stove sold at auction for \$8.

What do you think about that price for your stove?

A. That is a ridiculous price, it was because
I wasn't there it was sold at that price.

Q. You are also claiming for 3 mirror dressers
bought now in 1937; what condition were they in?

A. They were only bought fairly recently and
the children were already grown up and they had been
taken good care of so they were in good condition.

Q. When did Mr. Siemens leave the property,
or do you know?

A. I have no idea, I thought he was still
there.

Q. Who collected the rent? Did you get any
rent from Mr. Siemens? A. I haven't received
any rent.

Q. Did the Custodian ever write you with
regard to Siemens?

A. No.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the
end of May, 1948; whose signature is that?

A. That is mine.

(J. P. FORM MARKED EXHIBIT NO. 7)

Q. Did you have any other occupation besides
that of a farmer?

A. I was engaged almost primarily in farming,
but I had done a little carpentering.

Q. Had you earned any money from your work
as a carpenter while you were farming?

A. Almost nothing at all; sometimes a very
little.

Q. When you purchased this property what
kind of brush or trees was on it?

A. Alder and cedar and B.C. fir and second
growth. There were also some very big stumps from
the first growth about 6 or 7 feet in diameter.

Q. You estimate \$300. to be a fair cost for
clearing this property per acre?

A. Yes.

Q. What does he say about the appraiser's
estimated reclamation cost per acre of \$100. to \$150?

A. If you were just merely clearing brush
and second growth off the land it might be possible
to clear off the land for that price, but if you clear
it the way I did, ready for strawberries and put in
pipes and ditching and drain the place properly it
would cost \$300.

B. Sage,
et. ex.

12.

THE SUB-COMMISSIONER: When you cleared the land did you get anywood or lumber off it, wood or fence posts?

A. There was quite a lot of fire wood; I sold 50 or 60 cords of fire wood and I got about 500 or so fence posts out of it.

MR. CHRISTIE: Was this cost of clearing, the \$100, exclusive of any money he would derive from fire wood and fence posts?

A. It wasn't my object to sell or make money out of these.

Q. Did he use or sell fence posts himself?

A. Yes.

Q. How much were they worth? A. It may have been somewhere around \$50. an acre.

Q. Is that off each acre or off the whole thing? A. Somewhere around \$50. an acre salvage.

Q. Would his net cost be \$150. an acre less the \$50. an acre which he would derive from fire wood?

A. Yes, I suppose that is how it worked out. I didn't figure those things out up to now.

Q. What would he estimate an acre of land with strawberry plants on it is worth?

A. That --?

Q. In 1948, or the year prior to your evacuation?

THE SUB-COMMISSIONER: Wouldn't that depend on the land and where it was?

MR. CHRISTIE: At his place?

A. Including the land and the plants and the

S. Sims,
 Sr. ex.

labour and fertilizer that has to be put into it. I would estimate about 1941 or 1942, it would be worth about \$400. an acre.

Q. What does he estimate that asparagus plants, at the same time, about 1942, or 1943, would be worth an acre?

A. I estimate it would be about the same, about \$400. You cannot get asparagus until about three years after the original planting.

Q. Then in regard to your chattels -- do you consider that you left those chattels in care of the lessee, Mr. Simeon? A. Yes.

Q. He considered he left them in the care of Mr. Simeon? A. Yes.

THE SUB-COMMISSIONER: Did he rent the chattels to Mr. Simeon when he rented the land to him? A. Yes, he arrived from the Peace River District and had a large family and had no goods or chattels of his own, so I rented those to him at the time the house and land was rented.

MR. CHRISTIE: When Mr. McKenzie made this offer to you, did this offer include chattels as well as lands and buildings?

A. No, at that time the offer was that I could take all my furniture with me.

A. And also all the farm tools?

A. No, it was my intention, it was my understanding the farm tools would be left.

Q. And also any equipment like beam poles, crates, or anything that might be used in connection

14.
B. Bane,
Mr. B.

1 with the growing of these fruits or vegetables?

2 A. It would not have been my idea to include
3 the bean pole.

4 THE SUB-COMMISSIONER: What about the pump?

5 A. Yes, that would have been included.

6 MR. CHRISTIE: Was this electric pump and
7 tank fastened down?

8 A. The tank could
9 be moved at any time, it wasn't fixed down at all,
10 and the pump was bolted down with four simple bolts.

11 Q. To what -- the wooden floor?

12 A. The wooden floor. It was bolted to the
13 floor but it could be easily moved at any time.

14 Q. This 3 inch plough with a rolling collar,
15 how does he estimate it was worth \$20, and was sold
16 for \$1? How does he estimate that it was worth
17 \$20?

18 A. I bought it two years before I
19 left.

20 Q. How much did he pay for it?

21 A. I believe it was \$24.50.

22 Q. What about the garden cultivator, when did
23 he buy it and what did he pay for it. It says the
24 garden cultivator worth \$12, and it was sold for \$1?

25 A. That was purchased at the same time. I
26 bought that from the Maple Ridge Cooperative for about
27 \$14.50.

28 Q. You have an item here for a spray pump;
29 when did you buy that?

30 A. In 1939.

Q. And this paint brush -- you put a value of
\$10 on it; what kind of brush was that?

A. It was a brush to be used by some of the

helped but it was too expensive and too good quality
and it was my intention to return it but the business
of evacuation put it out of my head and it was still
there wrapped and in brand new condition when I left.

Q. What did he pay for it?

A. \$12. There were 2 at \$10, each. That one
I must have used a little and I knocked it down \$2.

Q. I tender as Exhibit 8 the assessment
for the year 1945; the value of improvements is \$1500.
and the land \$800., making a total of \$2300.

(ASSESSMENT ABOVE REFERRED TO MARKED EXHIBIT
NO. 8)

(CERTIFICATE OF INSURANCE MARKED EXHIBIT
NO. 9)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 10)

(AUCTIONEER'S SHEETS MARKED EXHIBIT 11)

Q. I might point out that attached to the
auctioneer's sheets is an inventory of the sale of
certain goods by S. Spencer Pallet, auctioneer, dated
December 1st, 1945.

The personal property summary may be included
in Exhibit 10.

--See Exhibit No. 10.

MR. CHRISTY: It is submitted your Honor,
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 and by
tender were sold at their fair market value.

It is submitted that the electric pump and tank
was a fixture and was attached to the realty.

(Discussion)

It is submitted that the valuation of the
other articles is excessive.

There seems to be some doubt as to whether
these various articles were left in the care of the
tenant or not. I think, perhaps, in any event the
Custodian had constructive notice they were there,
so I do not think I will make any submission on that
point.

(PROCEEDINGS ADJOURNED FIVE PM)

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

J. B. McGregor
J. B. McGregor,
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
M. A. Miller,
Deputy Commissioner.