

8631

STRAWBERRY HILL

FILE No.

8631

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: SANO Nobuharu

HOME ADDRESS: R.R. #1, New Westminster, B. C. (Selling. K. side, same, 1000)

REGISTRATION NUMBER 12672 SEX: male AGE: 32

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: Tamako

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Koichi (M) Haruo (M) Masao (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 2, 1, and 6 mos.

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

1. LOCATION AND DESCRIPTION: Lot 38, quarter NE, sec. 25, twp. 4, map 1416 in the District of New Westminster, B. C. 4.75 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 wooden framed 3 roomed bungalow, 4 chicken houses 1 garage 1 shed 11 colony houses

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

4. TAXES (Amount and where payable) \$14.50 1941 paid to Cor. Delta, Ladner

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to A.J.C. Anderson.

lease already forwarded to custodian

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, black & red currants,

raspberry, gooseberry.

John for lease

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1.

2. LANDLORD'S NAME AND ADDRESS.

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 electric water pump with pipes, 3 electric brooders, farm implements, 2 dressers, 1 drawer, 3 kitchen chairs, 1-6' crosscut saw, 2 wedges, 1 sledges hammer, 1 Swedish crosscut saw, 4 Chinese potato hooks, 1 garden rake, 2 hoes, 1 kitchen range, 1 set hand stump puller, 1 woodbox, 1 kitchen table, 20 galvanized water cans, 30 gal. feed troughs, 18 mason jar fountains, 10 gal. water fountains, 1 ABC egg scale, 1-2 burner electric hot plate, 12-8 gallon galvanized pails.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. of Canada, Vancouver Branch \$1000
Confederation Life Ass'n. \$2000.00 Beneficiary of both: wife.

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 7th day of May 1942.

(Signature)

N. Sano

A. Wilhams
Witness

FOR DEPARTMENTAL USE

8631

INFORMATION FROM R.C.M.P.

Date September 7, 1945.

Full Name SANO, Nobuhara
(Surname in Block Letters)

Registration No. 12672

☒ Male - Female
(check)

Age April 7, 1910

Former Address R. R. #1, New Westminster, B. C.

Date Evacuated 11/3/42

Naturalized - Canadian-Born - National
(check)

Present Address

329 Kingsford AVE., North Kildonan, Man 31st MAY 1946

RETURNED TO JAPAN
S.S. MARINE ANGEL

☒ Married - Single
(check)

Name of Wife Nee NAKANO, Tamako #12750

Name of Husband -

Name of Mother SANO, Tuna (Japan)

Name of Father SANO, Manjiro (Japan)

Names of Children under 16 Koichi(M) June 11, 1939, Haruo(M) May 13, 1940
Masao (M) Nov. 1, 1941.

Our File No. 8631

Registered with Custodian Yes
(yes or no)

Requested By

Additional Information Farmer, owner of 5 acres & building.

REAL PROPERTY SUMMARY

JAPANESE NAME: Nobuharu SANO Reg. No. 12672 File No. 8631.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/330-P First Offer.

PROPERTY ADDRESS: Hellings Road, R.R. No. 1, New Westminster, B.C.

LEGAL DESCRIPTION: Lot 36 of the North East quarter of the North East quarter of Section 2
Township 4, Map 1416, Mun. of Delta, D. N. W.

TITLE: Registered in the name of Nobuharu SANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24390, dated 27th July, 1942.

ASSESSED VALUES: Land - \$261.00
Improvements - \$1100.00 - \$1361.00. Taxes - \$13.18.

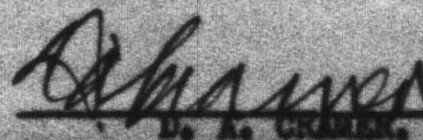
CLASSIFICATION: This is a small Fruit and Chicken Farm with Dwelling and outbuildings.
The Custodian's representative reported June 29th, 1942, that this
property had an area of 4.75 acres, 2 acres cleared (rest bush) planted
to the following crops: $\frac{1}{2}$ acre strawberries, $\frac{1}{8}$ acre raspberries,
 $\frac{1}{8}$ acre gooseberries, $\frac{1}{2}$ acre black and red currants.
1 - 1 storey 3 room house 15' x 24'. 1 chicken house 200' long. 1
chicken house 90' long. 1 chicken house ($\frac{1}{2}$ double decked) 90'. 1
chicken hospital. 8 colony houses. 1 storage shed and garage combined.
1 storage shed. 1 packing shed. 1 lean-to woodshed.

HISTORY OF ADMINISTRATION: This property was leased by Nobuharu SANO on May 1st, 1942, to A.J.C.
Andreasen for the duration. Consideration being \$50.00 cash for the acre
- paid, and \$10.00 per month plus Taxes for the duration.
Lease handed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$1743.00 as at January 1st,
1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Nobuharu SANO as at March 16th, 1944,
against which were charges for Registration Fees - \$3.00, Legal Fees -
\$15.00, leaving a net credit of \$1725.00 from said transaction.
In view of the Custodian having collected rents to August 31st, 1943,
vis., \$80.00, a cheque covering same was issued to The Director, The
Veterans' Land Act, November 17th, 1943.

OLD CERTIFICATE OF TITLE
No. 108581-E Nobuharu SANO declared on his JP Form, signed 7th May, 1942, that the
Title Documents were in the Land Registry Office, New Westminster, B.C.
Certificate of Title No. 166897-E in the name of The Director, The
Veterans' Land Act.

This summary is certified to be in accordance with
information on file.
July 11th, 1946.


D. A. CRAMER.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.330 P) File No.8631
Name: SANO, Nobuhara Reg.No.12672
Civic Address: Hellings Rd., R.R.#1, New Westminster, B.C.
Legal Description: Lot 38 North East quarter of the North East
quarter Section 25 Township 4 Map 1416
Municipality of Delta, District of New
Westminster.
Classification: 4.75 acres, 2 acres cultivated, balance bush.
Three room frame dwelling partly shingled,
3 good sized chicken houses, storage shed,
garage combination, packing shed, chicken
hospital, 8 colony houses in fair condition.
Registered Owner: Nobuhara SANO
State of Title: Clear.
Administration & Revenue: Leased by Sano for Duration from
May 1/42 @ \$10.00 per month plus Taxes
(approx.\$13.00). Rents from June 1st credited
to account. Revenues after Jan.1/43 accrued
to V. L. A.
Sold to The Director, Veterans' Land Act for \$1,743.00 cash
as of January 1, 1943.
Title delivered February, 1944.
Payment received Feb. 29/44 and net sum of \$1,740.00 credited
to account March 16/44.
Chattels: Not involved in property sale other than electric
water pumping outfit as fixture.
Insurance: None carried.

Certified a Correct Summary of File

Sept.5/45

W.E. Chamberlain
.....

REAL PROPERTY SUMMARY

File No. 8631

Map No. 12672

Name:

Civic Address:

Legal Description:

Lot 33
quarter section
Municipality of
Westminster.

Classification:

4.75 acres, 2 acres cultivated, balance bush.
Three room frame dwelling partly shingled,
3 good sized chicken houses, storage shed,
garage combination, packing shed, chicken
hospital, 8 colony houses in fair condition.

Registered Owner: Nobuhara SANO

State of Title: Clear.

Administration & Revenue:

Leased by Sano for Duration from
May 1/42 @ \$10.00 per month plus Taxes
(approx. \$13.00). Rents from June 1st credited
to account. Revenues after Jan. 1/43 accrued
to V. L. A.

Sold to The Director, Veterans' Land Act for \$1,743.00 cash
as of January 1, 1943.

Title delivered February, 1944.

Payment received Feb. 29/44 and net sum of \$1,740.00 credited
to account March 16/44. The sum of \$15.00 for
legal fees was later charged to the account.

Chattels: Not involved in property sale other than electric
water pumping outfit as fixture.

Insurance: None carried.

Certified a Correct Summary of File

W. E. Hanson

Sept. 5/45

PERSONAL PROPERTY SUMMARY

File No. 8631

22nd November, 1945

Re: SANO, Nobuhara - Reg. No. 12672

CHATELS: The above Japanese declared a quantity of chattels to the Custodian. These were inventoried by our representatives on June 29, 1942 and detailed on the attached schedule covering the chattels itemized. Our inventory was acknowledged by the Japanese as being correct on September 13th, 1942. On May 12th, 1944 the Japanese sent us a letter informing us of a small quantity of chicken equipment hidden on the property, not included on our inventory which he had signed, and he asked that they be sold and the proceeds remitted. The three electric brooders were appraised and sold to the tenant for the net sum of \$42.30 and the balance of saleable goods was removed and sold at auction, the net proceeds derived being \$108.72. A few sundry articles were worn out and abandoned on the property. A washing machine that had been stored in the care of Mr. T. Heath and not declared, was shipped to SANO at his request by Mr. Heath and the expenses totalling \$13.51 were paid from this office.

SPECIFIED ARTICLES: This file reveals no interest in any restricted Specified Articles.

LIFE INSURANCE: The above Japanese declared a Sun Life Insurance policy for \$1,000.00, and a Confederation Life policy for \$2,000.00. These were not brought under control by or administered by the Custodian.

This file reveals no other Personal Property interest.

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

Dated: November 23, 1945
WEA:EH

W. E. Anderson
.....

SPECIFIED ARTICLES
SUMMARY

File No.8631

Name: SANO, Nobuhara

Sept.5/45

Reg.No.12672

This file reveals no ownership of any
Specified Articles by this Japanese.

Certified Correct

W.E. Hanson

Sept.5/45

NAME

SANO, Nobuharu

REGISTRATION NO. 12672

FILE NO. 8631

The following chattels were sold by public

auction at Surrey, B. C. on March 14, 1945.

20 Ft. Chain	\$5.50
Small chain	2.75
✓ Stove	3.50
11 Lengths pipe and couplings	18.00
Egg Boxes	0.50
✓ Step ladder	1.00
Bag of 2" nails	5.50
6 Part kegs nails	8.00
3 Part rolls wire	2.50
Part roll and 2 pieces wire	3.00
Roll of wire	11.00
Part roll Ry. wire	2.00
2 Boxes of glass	8.00
✓ Lot of tools	2.50
✓ Cross saw hand bar	2.25
Stirrup pump spray	2.50
✓ Baroka spray	1.25
Basket of sundries	1.00
Table and chair	0.25
✓ 2 Crocks	4.50
2 Cupboards and jars	1.75
✓ Hot Plate	7.00
Kettle and 2 platters	3.50
✓ Box of sundries	3.50
✓ Sideboard	12.00
✓ Chest of drawers	5.00
✓ Chest of drawers	4.00
✓ Water and Chick Troughs	5.00
Total	
Carried Forward	127.45
Less expenses:	\$
Net proceeds credited:	\$
Members of Custodian Staff Present:	
Extracted from Auctioneering List No.	
Remarks:	

NAME SANO, Nobuhara

REGISTRATION NO. 12672

FILE NO. 8631

The following chattels were sold by public
auction at Surrey, B. C. on March 14, 1945.

✓ Small platform scale	Brought Forward	\$ 127.45
		12.50

Total		\$ 139.75
Less Expenses:		
(Auctioneer's Fee: \$13.98		
(Advertising: 2.38		\$ 32.03
(Moving: 14.67		
Net Proceeds Credited:		\$ 106.72

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 10

Remarks.

LIABILITY SUMMARY

File No. 8631

23rd November, 1945

Re: SANO, Nobuhara - Reg.No. 12672

This file reveals no claims in favour of or
against this Japanese.

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

Dated: Nov. 23/45
WEA:EH

W. E. Quinn

LIABILITY SUMMARY

File No. 8631.

Hobahara SANO - Reg. No. 12672.

The above named Japanese declared on his JP Form, signed 7th May, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

July 11th, 1946.


Y. A. CRANER.

DAG:JS

FIRE INSURANCE SUMMARY

File No. 8631.

Nobuharu HANO - Reg. No. 12672.

The above named Japanese declared on his JP Form,
signed 7th May, 1942, that he carried no Fire Insurance,
which was found to be correct.

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

July 11th, 1946.


D. K. CRAMER.

DAC:JS

CHattel SCHEDULE

Sept. 5/45

re: SANO, Nobuhara

Reg.No.12672

File No.8631

Registered - May 7/42
Evacuated - March 11/42

Declared	Invent. 29/6/42	Sold	Abandoned
Electric Pump			
3 Elec. Brooders	X		
Farm Implements			
2 drawers	X	14/3/45	
1 chest drawers	X	14/3/45	
3 Kitchen chairs	X	1 - 14/3/45	
1 crosscut saw	X	14/3/45	
2 wedges	X	X	
Sledge hammer	X	X	
Swedish Saw	X	X	
4 Potato hooks	Bal. tools	X	
Rake	X	X	
2 hoes		2 cupboards 14/3/45	
Range	X	Lot of tools 14/3/45	
Hand stump puller	X	14/3/45	
Kitchen table	X	14/3/45	2
20 Water cans	X	Dishes - 14/3/45	X
30 feed troughs	X	14/3/45	X
Woodbox		Sundries - 14/3/45	
18 fountains (mason)	X	Sundries - 14/3/45	
10 "	X	14/3/45	
1 Egg scale			
Hot plate	X	14/3/45	
12 - 3 gal. pails	9		X
	2 hooks		X
	2 beds	2 chains - 14/3/45	X
	Heater		X
	Couch		X
	Linoleum		X
	Scales	14/3/45	
	2 crocks	14/3/45	
	Light bulbs		X
	2 picks	X	
	2 axes	X	
	mattock	X	
	peavee	X	
	step ladder	14/3/45	
	crow bar	X	
	6 crates	14/3/45	
	box carpenter tools		
	sprayer	14/3/45	
	Ironing board		X

(See page 2 for Hidden Articles)

Sept. 5/45
File #8631

Declared	Invent. 29/6/42	Sold	Abandoned
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Sundry List
notified
May 12/44
Hidden

100' pipe
4 cases of glass
400# nails
Switch box and wires
Galv. sheets
Wire nettings
30 valves
15 taps

14/3/45
14/3/45
14/3/45

14/3/45

x

Certified Correct

Sept. 5/45

W. E. Laurion

File No. 8631
Reg. No. 12672

Houlihan SAHO

Date	Particulars	Debit		Credit		Balance
1944						
March 16	Balance as per statement sent			\$1,695.49		
April 18	Proceeds Auction Sale			108.72		
April 23	Legal Fees	15.00				
		1,000.00				
September 8	Cheque to you				47.00	
			4.70			
November 21	Trapp Motor - sale of 3 Electric Brooders Less commission					
		\$1,019.70				
					\$1,851.21	

GR \$ 831.51

COPY for Inspector

August 3, 1942.

MEMO TO: MR. ANDERSON
FROM: MR. W. G. BELL

Re: Nobuharu SANO

We have had a letter from the above in reply to the list of chattels sent him, and as there are some differences, a recheck will be required.

Amongst the items that the Inspector has been able to trace, Sano says the following are there:

✓ 20 galv. cans <i>pano</i>	Distributed in the rooms of
✓ 3 electric brooders <i>on 2 chicken houses</i>	the house <i>(chicken)</i>
✓ 1 6' crosscut saw	
✓ 2 wedges <i>airty</i>	
✓ 1 sledge hammer	
✓ 1 Swedish cross cut saw	
✓ 4 hooks <i>had 2 look on with him</i>	These are probably upstairs in
✓ 1 rake	the garage.
✓ 1 set hand stump puller	
✓ 1 table	
✓ 1 ABC egg scale <i>(Not Found)</i>	
✓ 2 burner electric hot plate <i>can only find a burner</i>	
✓ 12 galv. pails	
✓ Sundry farm implements <i>check from chattels inventory for them</i>	
✓ 30 galv. feed troughs	Sano indicates that these are up-
✓ 18 Mason jar fountains	stairs in the front feed house.
✓ 10-gal. water fountains	

In asking the Inspector for a recheck on the above, could you please state that where quantities are not specifically stated, could he please make sure of the numbers of each item. We enclose a copy of this memo for the Inspector's use.

WGB:MA

RECHECK SANO, Nobuharu

20 Galv. pans Distributed in rooms of chicken houses.

✓ 3 Electric brooders. *Sold*

✓ 1 6' cross cut saw

✓ 2 Wedges

✓ 1 Sledge hammer

✓ 1 Swedish cross cut saw

✓ 2 Hooks (had three and took one with him)

✓ 1 rake

✓ 1 Set hand stump puller *from*

✓ 1 Table *from*

✓ 1 One burner electric hot plate ✓

✓ 9 Galv. pails *Sold*

✓ Sundry farm implements (check from chattels inventory)

These are upstairs
in the garage.

✓ 32 Galv. feed troughs *to NY*

✓ 18 Mason jar fountains *Sold*

✓ 10 One gal. water fountains. *Sold*

These are in feed house in
chicken house just west of house.

Signed

Stella Carlson

H. H. Jones

File No. _____

Date: June 29, 1942.

REGISTRATION NO. 12672.

PROPERTY:

KIND OF CROPS: Straws. Rasps. Gooseberries. Blk. & Red Currants.

HOUSE: 1 Storey. VACANT: OCCUPIED Yes.

SIZE: 15 x 24. NO. OF ROOMS 3.

OTHER BUILDINGS: chicken house 200' long, chicken house ($\frac{1}{2}$ double decked) 90'
chicken house 90' long, storage shed (straw), garage &

NAME OF LESSEE OR RENTOR: A. J. C. Andersen. storage shed combined, packing shed, lean-to woodshed, chicken hospital, 8 colony houses.

TERMS: \$50.00 cash paid for crop, \$10.00 per month for duration. Mr. Bacon
salesman for Mc & Mc, (feed) will be given rent by Mr. Andreasen, which
WATER: Electric Pump & Tank. ON: OFF: he will bring to Custodian

LIGHT: Yes. ON: Yes. OFF:

REMARKS: Chattels left in care of lessee.

House very small.

In house.

- ✓ 2 Beds. *new iron*
- ✓ Dresser. *new*
- ✓ Heater. *new*
- ✓ Couch.
- ✓ Buffet.
- ✓ Bureau. *ap.*
- Linoleum. (rug).
- ✓ 3 Kitchen chair.
- ✓ " range.
- Platform scale.

Room in storage shed. (locked)

- ✓ 3 Gal. stone crock.
- ✓ 5 Gal. " "
- ✓ Box electric light bulbs. *used.*
- ✓ Electric hot plate. (1 burner)
- ✓ Bdle. of garden tools.
- ✓ 2 Picks.
- ✓ 2 Axes.
- ✓ Mattock.
- ✓ Peavy.
- ✓ Crow bar.
- ✓ 6 Egg crates.
- ✓ Bdle of carpenter tools.
- ✓ Hand sprayer.
- ✓ Ironing board. (collapsible.) *ld.*
- ✓ Clothes horse.
- ✓ 6' Step ladder.

Signed:

J. Morison
H. Logan

FORM OF AGREEMENT

THIS INDENTURE made in triplicate this 4th. day of
~~April~~ ^{May} in the year of our Lord one thousand nine hundred and
forty-two BETWEEN:

NOBUHARU SANO "Farmer" of R.R.No.1 New Westminster
British Columbia.

"Hereinafter called the owner "

AND

ARTHUR J.C.ANDREASEN "Farmer", of No. 8025-Heather
street, City of Vancouver, Province of British
Columbia.

"Hereinafter called the Tenant".

WHEREAS the owner has agreed to rent to the Tenant the lands and
premises known and described as Lot Thirty-eight (38) of the North
East Section Twenty-five (25) Township Four (4) in the Municipality
of Delta comprising Four decimal seventy-five acres (4.75Ac.) more
or less according to the registered map at the City of New Westminster
and Province of British Columbia numbered 1416.

NOW THIS INDENTURE WITNESSETH;

That in consideration of the payment of
the sum of Ten (\$10.00) Dollars monthly commencing from May First
(1st.) A.D.1942 and the payment of the annual Taxes on the aforesaid
Lands by the Tenant the Owner does hereby covenant promise and agree
to and with the tenant to rent him the lands and premises hereinbefore
described. AND THAT the Tenant hereby covenants, promises and agrees
to pay the said taxes and rent and to take proper care of the lands
and premises during his tenancy, and shall undertake to pay the rent
to any Agent designated by the Owner viz;..TO.....
"THE CUSTODIAN"

IN WITNESS WHEREOF THE said parties to these presents have hereunto
set their hands and seals the day and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of:

Chas. J. ...
15. ...
both signatures

Nobuharu Sano
Arthur J. C. Andreassen

8/31/12672
Gardner

DOMINION OF CANADA
DEPARTMENT OF FINANCE

No. 352

Issued at Vancouver, B.C.,
Date May 27th, 1946

The Government of Canada acknowledges that
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as may be required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash - 7500.11 - 4 99.41
Expenses - 23.663.11
83.762.52

R. D. Dean
for Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,

Oct. 17/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

Re: SANO, Nobuharu ⁸⁶³¹ #12672

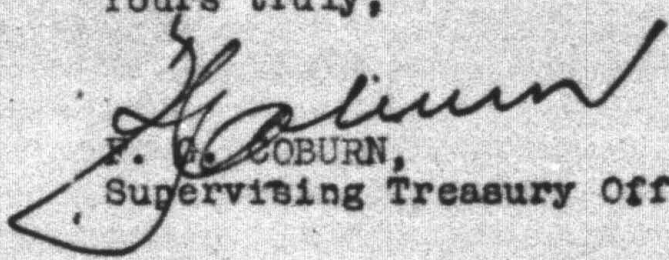
Please note that the above Japanese has been repatriated to Japan. The following is the status of his account with this Department, covering the repatriation transactions:

Money turned in - - - - - \$ 3762.52

Draft Issued- - - - - \$ 3762.52

It will be noted, therefore, that this party is not indebted to this Department in this connection. However, should any further monies come into your hands on this account it should be turned over to this office for transmission to the Japanese in question.

Yours truly,


F. W. COBURN,
Supervising Treasury Officer.

FGC/EJ.

475/10000 STREBY
VANCOUVER, B.C.

October 21, 1948.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: SAND, Nobuhara - Reg. No. 12672

This will acknowledge the sum of \$ 6.37
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No. 2 Receipt issued in this instance.

Yours truly,

E. G. COBURN,
Regional Administrator.

FGC/RM.

TREASURY DEPT. CLAIM SNIL

Farm Appraisal Report

File No. JL-596

Land Description Lot 26 of Sub.Div. of H.R. Sec. 25, Tp. 4, N.W.D.

House - not numbered.

Containing 4.74 Acres

Owner's Name SANO, Nobuharu

Post Office Address R.R. #1, New Westminster.

Nearest Rail Point New Westminster, B.C.

Distance 3 miles.

Market Town New Westminster, B.C.

Distance 3 "

Church (give denomination) New Westminster, all denominations

Distance 3 "

Nearest School Kennedy School

Distance 1 "

State how property was identified: Map location and corner posts.

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

Direct access to Helling Road. Gravel - good condition.

Is this district a good one? Reasonably good.

Employment opportunity City industries - 3 miles.

Predominating Nationality and religion: Mixed Nationals.

Describe Fencing and its condition: Poultry runs fenced.

Value \$

Water supply: Domestic supply from 3 wells and pressure pump;

Value \$

only fair supply.

Electricity-Power available; lights installed.

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 16	Frame	1 st.	Shgl.	20	Wood	Poor	75.00
Add'n.	10 x 16	"	1 "	"	20	"	"	30.00
Shed	14 x 18	"	1 "	"	20	"	"	200.00
Auto Garage	20 x 30	"	9-15'	"	2	"	Fair	500.00
Cabin	20 x 30	"	9-15'	"	2	"	Fair	500.00
CHICKEN	20 x 108	"	1 st.	Shke.	1	"	"	345.00
Poultry	20 x 98	"	1 "	"	4	"	"	690.00
Poultry	20 x 184	"	1 "	"	4	"	"	227.00
Poultry	20 x 28	"	2 "	"	1	"	"	

Total present day value \$ 2067.00

\$ 1550.00

Total Value Buildings add to farm

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

Describe the basement and chimneys: No basement. Metal chimney - shack.

No. rooms downstairs? 2 Upstairs? Nil How finished Wood.

Are buildings painted? No. Condition of paint _____

Distance from nearest bus 130 feet.

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

Cultivated Land				KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL				
2.20 Level	Sandy loam 10" to 18"	Hardpan.	Mixed fruits & vegetables.	70.00	154.00	
Area which can be cultivated without cost other than for breaking.						
				VALUE PER ACRE		
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
			NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
.60 Level	Sdy. lm. 10"-15"	Hardpan	Stumping	50.00	50.00	34.00
1.30 "	"	"	Clearing, stumping & breaking.	150. to 200.00	20.00	37.20
Area Unavailable for Cultivation.						
CHARACTER OF LAND E. G. BRAY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE		

Total value of Land \$ 225.20

Total added by buildings to value of farm \$ 1550.00

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

Total value of farm \$ 1775.20

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied: Property occupied and operated by tenant. Land in fair state of cultivation and fertility. Soil fertility apparently maintained by liberal application of chicken manure.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any. Poultry and small fruits, if soil fertility maintained.

Notion weeds:

None of consequence.

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

Corporation of Delta -

Assessed - Land - \$261.00-1942 Tax - \$13.18.
Imp. - \$1100.00

Date: July 22nd, 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 20 day of July 19 42.

Inspector's Signature

"H. L. SINCLAIR"

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

JL-596 - H. SANO

Farm Appraisal Report

Remarks: This is a small property with only a limited acreage developed, balance uncleared. The soil is a sandy gravelly loam of a porous, hungry nature over hardpan. Fertility on cropped acreage apparently has been maintained by liberal applications of chicken manure. The dwelling is shacklike and poorly constructed, other buildings are apparently of recent construction and in good condition and repair. There are three wells on the property and there is sufficient water for domestic use, but should the full building carrying capacity of poultry be kept, the water supply is said to be insufficient during the midsummer months. Property is leased to A. Andreason for the duration of War at a monthly rental of \$10. plus payment of taxes.

(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.

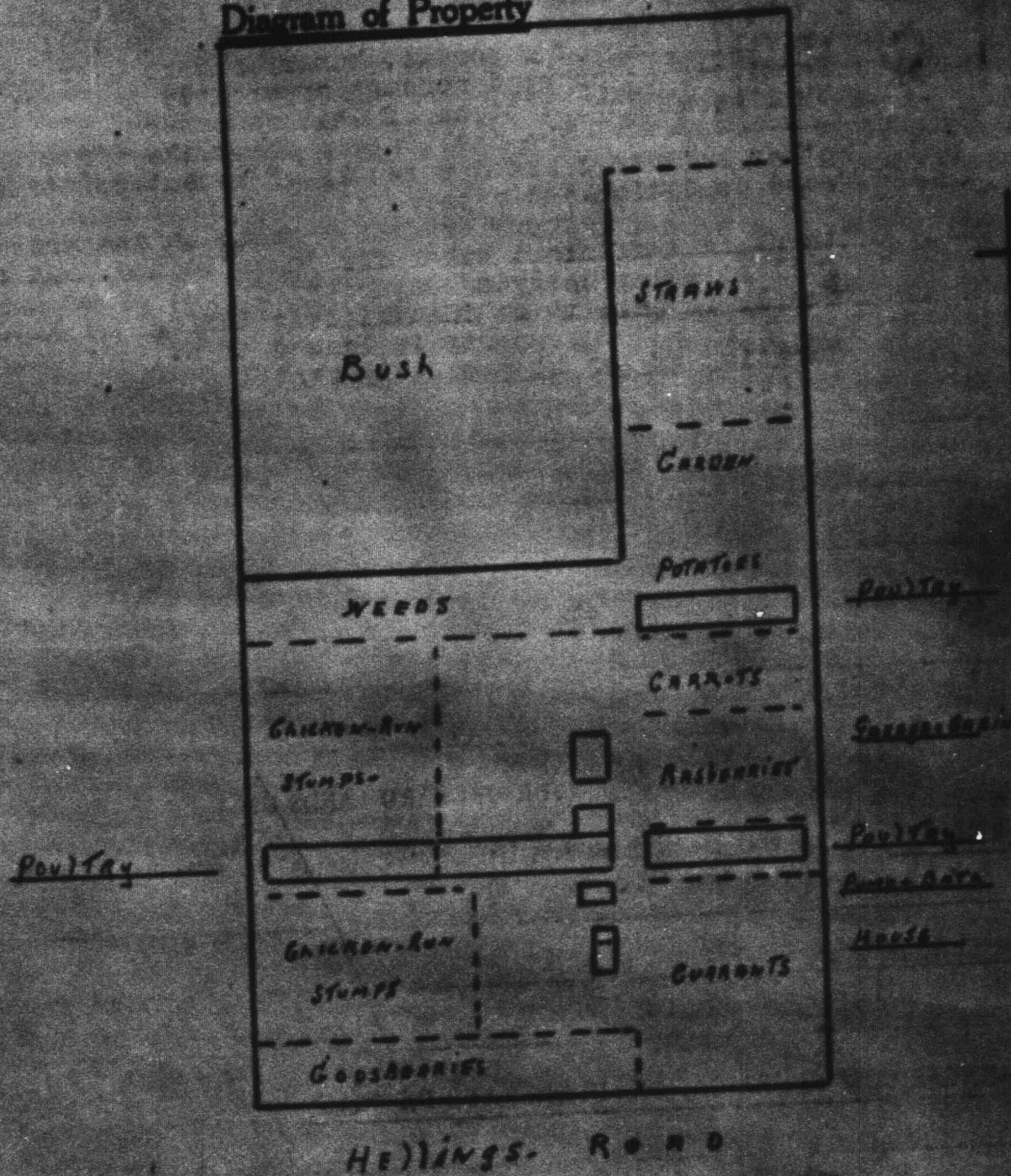
ORCHARDS, SMALL FRUITS, ETC.

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

			Present Value
Gooseberries	-	.18 acres	\$
Currants	-	.30 "	\$
Raspberries	-	.16 "	\$
Carrots	-	.11 "	\$
Strawberries	-	.40 "	\$
Garden, build- ings & weeds	-	1.05 "	\$
Poultry runs & stumps	-	.68 "	\$
Bush	-	1.86 "	\$
		4.74 "	\$
About 20 mixed fruit trees - value included in land value.			\$
			\$
			\$
Total \$			

Amount fruit trees add to value of farm \$

Diagram of Property



LOT 38 of Sub. Div. of N.E. 1/4 - Sect. 25 - Tp-4 - N. M. D.

MOBILARU - SANDO.

4. 74-DEC

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

value is \$ 17.00

Date _____

Date 24th June 1942
[Signature]
District Engineer

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)
FORM "D"

Ref. No.
From the Insurance
Company
Date of Discovery. August, 1946.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy"

Policy No.	2,142,453	Date of Policy (i.e., due date of first regular premium)	September 1, 1932
Life Insured	- Name Born Address Sano, Nobuharu Japan, April 7, 1910 c/o K. Hikida, R.R.#1 New Westminster, B.C.	Plan of Policy	E 20 yrs. AD
Owner - if third party insurance	- Name Address Sano, Tamako	Sum Assured or Amount of Annuity	Can.\$739
Beneficiaries	- Names Addresses Relationship to Life Insured Wife	Premium - Amount How Payable Due Dates Paid up	
Record of Current Assignments (other than to company for policy loan)	Nil	Policy Loans (automatic or otherwise)	Nil
- Give names and addresses -	-	Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Can.\$621.12
		Nature of Automatic Non-forfeiture Provision	Automatic Premium Loan
		Approximate Cancellation Date under Automatic Non-forfeiture	-

Special Notes:

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. 5111
From the Life Insurance
Company
Date of Discovery. August 1946

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy"

Policy No.	2,142,453	Date of Policy (i.e., due date of first regular premium)	September 1, 1932
Life Insured	Name Born Address Sano, Nobuharu Japan, April 7, 1910 c/o K. Hilda, R.R.#1 New Westminster, B.C.	Plan of Policy	20 yrs. AD
Owner - if third party insurance	Name Address Sano, Yumiko	Sum Assured or Amount of Annuity	Can. \$739
Beneficiaries	Name Addresses Relationship to Life Insured Sano, Yumiko	Premium - Amount How Payable Due Dates Paid up	
Record of Current Assignments (other than to company for policy loan)	Nil	Policy Loans (automatic or otherwise)	Nil
- Give names and addresses -		Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Can. \$621.12
		Nature of Automatic Non-forfeiture Provision	Automatic Premium Loan
		Approximate Cancellation Date under Automatic Non-forfeiture	

Special Notes:

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

VANCOUVER BRANCH

A. L. WRIGHT, C.L.U., BRANCH MANAGER
C. E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING,

VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

August 28, 1946

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION
Rec'd AUG 29 1946
File No. 8631
Ans.
Referred <i>Anderson</i>

Dear Sir:

Re: Policy No. 2,142,453 - Nobuharu Sano
Your file No. 8631 - Reg. No. 12672

With reference to your letter of the 20th instant, we now
attach form "D", in duplicate, in connection with the above policy.

Yours faithfully,

C.E. Hay,
Branch Secretary.

Per: *[Signature]*

GI/VF
Enc. 1

8631

May 28, 1948.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Policy #2,142,453 - Nobuhara SANO

We beg to acknowledge receipt of your letter enclosing
cheque for \$6.37, in payment of dividend on the above policy, due
September 1st, 1946.

We attach hereto our official receipt.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (1)

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
A. L. WRIGHT, C.L.U., BRANCH MANAGER
R. LAWSON, BRANCH SECRETARY

ROYAL BANK BUILDING,
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

EVACUATION SECTION	
Rec'd May 27, 1948.	MAY 29 1948
File No.	8631
Ans.	
Referred	Johnston

Attention of Mr. C.H. Reed.
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

2,142,453 - Nobuhara SANO, Reg. No. 12672
Your Ref. 8631 4910

Dear Sirs:

Further to our letter of April 28th, our Head Office have advised that when this policy was endorsed as paid-up a dividend of \$6.37 was outstanding. We are, therefore, enclosing our cheque for this amount and we would appreciate receiving an acknowledgment which can be passed on to our Head Office.

Yours faithfully,

RL/MIB
Enc. 1.


R. Lawson,
Branch Secretary

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE MONTREAL

VANCOUVER BRANCH
A. L. WRIGHT, C.L.U., BRANCH MANAGER
R. LAWSON, BRANCH SECRETARY

ROYAL BANK BUILDING,
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

April 28, 1948.

Attention of Mr. C.H. Reed.
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

2,142,453 - Nobuharu SANO
Your Ref. 8631
4910

Dear Sir:

We note from your letter of April 27th that the above policy is in your possession.

Reference to the contract will show that it was endorsed as a Paid-up Non-Participating Endowment for \$739. maturing September 1, 1952. There is no indebtedness outstanding.

Our records have been noted to the effect that it is a case in which you are interested.

Yours faithfully,


R. Lawson,
Branch Secretary.

RL/MIB

8631
4910

April 27, 1948.

The Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Policy #2,142,453 - Nobuhara SANO, Reg. No. 12672

We have for acknowledgment your letter of the 26th instant, and in reply wish to advise that the above Japanese and his wife, Tanako SANO, assured and beneficiary of the above policy, returned to Japan on the 31st of May, 1946.

This policy is on our files and we are interested in it to the extent that should the assured die before maturity date, or before the policy lapses, the proceeds from the death claim will be forwarded to this office.

It would be appreciated if you would advise us of the present state of this policy.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHR/fm

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

VANCOUVER BRANCH

A. L. WRIGHT, C.L.U., BRANCH MANAGER
R. LAWSON, BRANCH SECRETARY

ROYAL BANK BUILDING,

VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

April 26, 1948.

Attention of Mr. C.H. Reed.
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

2,142,453 - Sano
Your Ref. - 8631

Uobichard

Gentlemen:

Our record card in this case is marked to the effect that the assured is in Japan but the policy was not listed to us as one in which you are still interested. We believe that you have full particulars of the policy and you might confirm that it should have been included with those policies that you listed to us in October of last year.

Yours faithfully,

[Signature]
R. Lawson,
Branch Secretary.

*Returned 31 May/48
to Japan
RL/MIB
assured
& beneficiary*

8631

20th August, 1946.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Nobuharu SAND - Reg. No. 12672

We wish to acknowledge receipt of your letter of the
7th August, enclosing Policy No. 2,142,453 of the above Japanese,
and shall expect to receive a report on Form "D" for this policy
in due course.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
A.L. WRIGHT, C.L.U., BRANCH MANAGER
H.A. FAIRBAIN, ASSISTANT MANAGER
C.E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

The Custodian of Enemy Property,
509 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Policy No. 2,142,453 - Sano, Nobuharu

We are advised by our Head Office that the above named, who is being repatriated to Japan, has requested that his policy be endorsed as a Paid-up Endowment in the sum of \$739.00, the change to take effect at the current anniversary date, September 1, 1946.

The policy records are held by our Winnipeg office but the matter has been referred to us by our Head Office with the request that we secure your approval to the proposed change and we would appreciate hearing from you in this respect.

Yours faithfully,

C.E. Hay,
Branch Secretary.

Per:

Locknall

GI/VF

June 11, 1946

EVACUATION SECTION	
JUN 12 1946	
Rec'd	
File No	
Ans'd	
Ret'd	

[Signature]

ENEMY SECTION	
JUN 12 1946	
Rec'd	
File No	8631
Ans'd	
Ret'd	

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
L. WRIGHT, C.L.U., BRANCH MANAGER
E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING,
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

June 13, 1946

EVACUATION SECTION	
Rec'd	JUN 14 1946
File No.	8631
Ans'd	
Referred	Anderson

ENEMY SECTION	
Rec'd	JUN 14 1946
File No.	8631
Ans'd	
Refer'd	

The Custodian of Enemy Property,
509 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Policy No. 2,142,453 - Nobuharu Sano

With reference to this case, we now attach Request for Change forms, in duplicate, to place the policy on the Paid-up Endowment, Non-participating basis in the sum of \$739.00, effective September 1, 1946.

The forms require the signatures of the Assured, Nobuharu Sano and Tamako Sano, his wife. Should either of these parties be unavailable to sign the forms, you will, no doubt, complete the same on their behalf in your official capacity.

The forms, when completed, should, of course, be returned to us with the policy for our further attention.

Yours faithfully,

C.E. Hay,
Branch Secretary.

Per: *J. Locknall*

GI/VI

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

VANCOUVER BRANCH

WRIGHT, C.L.U., BRANCH MANAGER
FAIRBAIN, ASSISTANT MANAGER
C.E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

August 7, 1946

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: policy No. 2,142,453 - Nobuharu Sano

The above policy has been endorsed as a fully Paid-up, non-participating Endowment, in the sum of \$739.00 and as we understand the Assured has returned to Japan, the policy is enclosed for your records. Our Head Office are of the opinion that you will probably require a report on form 'D' for this particular policy. Your advice on this point will be appreciated in order that we may instruct our Head Office to prepare and submit the necessary report.

Yours faithfully,

C.E. Hay,
Branch Secretary.

Per:

GI/VF

EVALUATION SECTION	
Rec'd	AUG 8 1946
File No.	8631
Ans.	
Referred	Anderson

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

ROYAL BANK BUILDING
VANCOUVER, B.C.

VANCOUVER BRANCH
WRIGHT, C.L.U., BRANCH MANAGER
FAIRBAIN, ASSISTANT MANAGER
C.E. HAY, BRANCH SECRETARY

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

August 15, 1946

EVACUATION SECTION	
Rec'd	AUG 16 1946
File No.	8631
Ans.	
Referred	Anderson

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

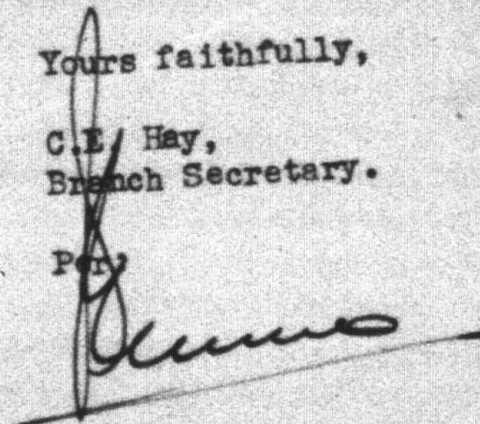
Re: Policy No. 2,142,453 - Nobuharu Sano

We would refer you to our letter of the 7th instant regarding the above numbered policy. When submitting the policy to you we apparently failed to make a request that you let us have a receipt for our Head Office acknowledging receipt of the policy. Will you please arrange to submit this to us by return mail. In the meantime we are instructing our Head Office to let you have a report on form D in accordance with your request.

Yours faithfully,

C.E. Hay,
Branch Secretary.

Per:



GI/VF

8631

18th June, 1946.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Policy No. 2,142,453 - Nobuharu SANO

In accordance with your letter of the 13th June, we are attaching hereto copies of "Request for Change in Policy", as requested by the policyholder. They have been duly signed by this office on behalf of the insured and beneficiary, who have already left for Japan.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (2)

8631

13th March, 1946.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Policy No. 2,142,453 - Nobuhara SANO

In reply to your letter of the 6th March, we would advise
that we have no objection to the above Japanese prepaying the
remaining premiums under his policy.

We would be glad, however, to be advised concerning
further dealings with the policy.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

VANCOUVER BRANCH

A. L. WRIGHT, C.L.U., BRANCH MANAGER
C. E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING,

VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

March 6, 1946.

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

EVACUATION SECTION	
Rec'd	MAR 7 1946
File No.	8631
Ans.	
Referred	Anderson

Dear Sirs:

Re: Policy #2,142,453 - Nobuharu Sano

The above named Assured is resident in Winnipeg, Manitoba, and has informed our Head Office that he expects to return to Japan in the very near future and wishes to prepay the remaining premiums under his policy. Before advising the Assured of our requirements, for prepayment of premiums, we have been requested to ascertain whether or not the Custodian has any objection to the proposed payment of premiums in advance. We shall be pleased to have your advice in this matter at your early convenience so that we can notify the Assured regarding his request.

Yours faithfully,



BRANCH SECRETARY.

No objection
CEE:NW

INSURANCE MEMO

File No. 8631

Sept. 5/45

SANO, Nobuhara

Reg. No. 12672

Sun Life Assurance Company of Canada:

Policy #2142453

Amount - \$1,000

Beneficiary - Wife

Confederation Life Association:

Policy X561629

Amount - \$2,000

Beneficiary - Wife

Not brought under control by Custodian.

Certified Correct

W.E. L...

Sept. 5/45

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. NOBUHARU SANO

File No. 8631

670 Sargent

Reg. No. 12672

Petersfield Man

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2142453

Premium - \$ 50.35

Payable: ^X Annually, Semi-annually or monthly

Month September Day 1st

REMARKS:

Letter sent 24/8/43

4910 & 8631

18th April, 1946.

The Prudential Insurance Company of America,
763 Broad Street,
Newark 1,
New Jersey.

Attention Mr J.P. Reinfelder

Dear Sirs:

Re: Mr. & Mrs. Nobuharu SANO - Reg. Nos. 12750 & 12672

We wish to acknowledge your letter of the 4th April, relative to the following insurance policies:-

No. W6,694,856	Insured -	Tamako SANO
No. W6,675,355	"	- Haruo SANO
No. W6,675,356	"	- Koichi SANO
No. W7,008,359	"	- Masao SANO

Please be advised that the Custodian would have no objection to the cash surrender value of the above named policies, amounting to approximately \$92.97, \$46.86, \$45.86 and \$41.59 respectively, being paid direct to Mr. Nobuharu SANO.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
C.C. to Dept. of Labour.



The Prudential

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

LOUIS R. MENACH, JR., CONTROLLER
ASSISTANT CONTROLLERS
HARRY A. MITSCHER ARTHUR P. HUBSCHMITT
PATRICK J. FLATLEY WILLIAM CHODORCOFF
SUPERVISORS
THURMAN D. MORGAN WENDEL J. DROBNYK
CHARLES B. LAING

IN RE

Policy No. M6,694,856; Insured-Tamako Sano
" " M6,675,355; " Haruo "
" " M6,675,356; " Koichi "
" " M7,008,359; " Masao "

April 4, 1946

Department of the Secretary
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, British Columbia.

EVACUATION SECTION
Re: APR 16 1946
File No. _____
Ans. _____
Refer'd _____

ENEMY SECTION
Rec'd APR 9 1946
File No. 49104 8671
Ans'd _____
Refer'd _____

Attention: Mr. Johnston, Insurance Department.

Gentlemen;

We have received a request from the beneficiary, Mr. Nobuharu Sano, for the cash surrender values of the above numbered Canadian contracts which amount to \$92.97, \$46.86, \$45.86 and \$41.59, respectively.

The proceeds are to be paid as follows; under the first above mentioned policy, jointly to Nobuharu Sano and the insured, Tamako Sano, his wife; under the remaining three policies since the insureds are minors, to the applicant for the policies, Mr. Sano, their father.

According to our records Tamako Sano was born in Japan and the three children were born in British Columbia. We have no information as to the place of birth of Mr. Nobuharu Sano.

Mr. Sano who states his present address is 329 Kingsford Avenue, North Kildonan, informs us that he wishes to surrender the policies because he and his family will be leaving Canada as they are to be repatriated. Therefore, in view of the foregoing, we would appreciate your advise as to the proper procedure to follow in order to disburse the funds.

In order to expedite the payment of the proceeds we would appreciate it if you will please forward your reply for the attention of the undersigned, 763 Broad Street, Newark 1, New Jersey.

Very truly yours,

J. P. Ramfeller
Assistant to the Supervisor.

8631

21st February, 1946.

The Confederation Life Association,
Toronto 1, Ontario.

Dear Sirs:

Re: Policy No. X561 629 - Nobuharu SANO

In reply to your letter of the 13th February, we note that the above Japanese has requested the cash surrender value of his life Insurance Policy No. X561 629 be forwarded to him.

This office would have no objection to your forwarding the sum of \$26.45 to him, in full settlement of claims under said Policy.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:RA

C.c to Dept. of Labour.

CONFEDERATION LIFE ASSOCIATION

INCORPORATED IN 1871, BY ACT OF THE PARLIAMENT OF CANADA

TORONTO 1
CANADA

February 13, 1946.

The Custodian of Enemy Property,
Japanese Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re Policy No. X561 629 - Nobuharu Sano

We have received a request for the cash surrender value of the above policy through our Winnipeg office, but in view of the insured's nationality we are referring the matter to you in order that you may provide us with permission to make payment. The cash surrender value of the policy is in accordance with the figures shown below:

Cash surrender value as at 7.7.46.....	\$156.00
Less discount to 23.2.46.....	\$ 3.43
	\$152.57
Less loan.....	\$122.50
Less interest on loan to 23.2.46.....	\$ 3.62
	\$126.12
Balance payable as at 23.2.46.....	\$26.45

We wish to thank you in anticipation of your kind attention to this matter.

Yours very truly,

Policyowners' Service Department,

WGL/GMM
n. e.

per



SECTION	
FEB 18 1946	
File No.	8631
Ans.	
Referred	

8631

1st December, 1945.

REGISTERED

Mr. Mohanram S. S. S.,
Registration No. 12672,
329 Kingford Avenue,
North Kildonan, Man.

Dear Sir:

Your file has now been reviewed and we take this opportunity of giving you a brief summary of our administration of your affairs.

Real property registered in your name in the Municipality of Delta became vested in the Custodian at the time of your declaration to this office. Prior to your evacuation you had leased the property at the rate of \$10.00 per month plus the payment of taxes. The first month's rental was collected by yourself, and the ensuing rent totalling \$70.00 was collected by this office and credited to your account here. No revenue accrued after that date as your property was sold to the Director of Veterans' Land Act, as you were fully advised on the 13th April, 1944. Since that time however, the sum of \$15.00 for legal fees in connection with the conveyance of your property has been charged to you.

Your chattels left on the property including those declared and those hidden, were sold in accordance with the Canadian Government's policy of liquidation, with the exception of your washing machine and a few articles which were worn or rusted out and were abandoned on the property. Your washing machine which you had stored with Mr. T. Heath, was shipped to you at your request, and the expenses covering same totalling \$13.51, were paid from your account here. Three electric brooders were sold by appraisal to the tenant for the net sum of \$42.30 and the balance of chattels were sold at Public Auction for the net proceeds of \$108.72.

You declared a Sun Life and a Confederation Life Insurance policy, but these were not brought under control by the Custodian.

Attached hereto is a statement of your account since the date on which you last received one, and the enclosed cheque represents the credit balance as shown thereon.

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,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (3)

329 Kingsford Avenue,
North Kildonan, Manitoba.
November 10th, 1945.

W.E. Anderson,
Administration Dept.,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

your file #8631

Dear Sir:

I have for acknowledgment your letter of
the 7th of September, enclosing Custodian cheque in the amount of
\$1,000.

I now am in need of further funds and
therefore request that the balance of my fund, which amounts to
\$789.21, be forwarded to me at the earliest possible moment,
together with your report of administration.

Yours truly,

Nobuharu Sano

Nobuharu Sano.

EVACUATION SECTION	
NOV 15 1945	
Rec'd	
File No.	8631
Ans.	
Referred	<i>[Signature]</i>

$$\begin{array}{r} 47.70 \\ 42.30 \\ \hline \end{array}$$

$$\begin{array}{r} 789.21 \\ 108.72 \\ \hline 680.49 \end{array}$$

$$\begin{array}{r} 789.21 \\ 42.30 \\ \hline 831.51 \end{array}$$

MEMORANDUM

File No: 8631
SANO, Nobuhara

Reg. No. 12672

Sept. 15/45

To - Mr. W. J. Iverson

From - Mr. W. E. Anderson

re Chattels

Property leased by Japanese to Mr. Andreason.

Chattels have been liquidated except for
three Electric Brooders and one Hand Stump Puller.

Please report on these as it is possible
that it was the intention to have these appraised to
the tenant.

WEA/EH

20/10

Electric Brooders sold through
McFellars & McCarter on Feb 21/46
Stump puller was taken to auction
room in January & remains
unsold.

WJA

MEMORANDUM

File No. 8631

March 21, 1945.

TO: The File

FROM: R. M. Anderson

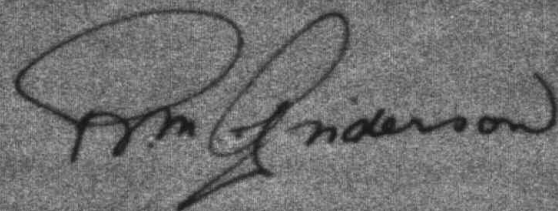
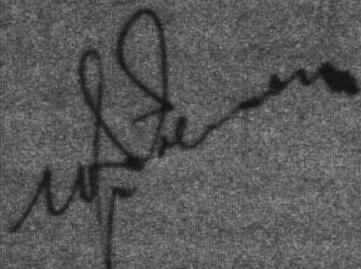
RE: Nobuharu SANO #12672
Hellings Rd., Delta, B.C.

I have examined the undermentioned articles and find that they are valueless and should be abandoned.

- ✓ 5 Pails
- ✓ 20 Feed troughs (worn out)
- 2 Home made tables
- ✓ Linoleum (in use)
- 2 Beds (iron)
- ✓ 1 Old airtight heater
- ✓ Electric light bulbs (used)
- ✓ Ironing board (old)
- Step ladder (old)
- ✓ 6 Egg crates

The articles described in memorandum of May 18, 1944, were found and checked as declared.

RMA:LEW



8631

November 30, 1943.

Mr. T. Heath,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Nobuharu SANO,
Registration No. 12672.

We have received a letter from subject Japanese to the effect that he has a Beatty washing machine stored with you and requests shipment of same, immediately, to 329 Kingsford Avenue, North Kildonan, Manitoba.

We had the understanding that this machine was owned by K. Hikeda but if Sano owns it we would appreciate you having it crated and shipped to him, prepaid, at which time upon receiving receipted bills we will refund same to you.

Yours very truly,

W. E. Anderson,
Farm Department.

WEA/EG

LYNCH & CO., LTD.
MOVING-STORAGE
LOCAL AND GENERAL CARTAGE

New Westminster, B. C.

1943



PACIFIC COASTAL PRINTING CO.

Mr T Heath

Dr.

Office & Garage
 809 Carnarvon Street
 —
 Telephones 150 & 170
 P. O. Box 85

DAY	ARTICLES	CREDIT AMOUNT	DEBIT AMOUNT	TOTAL
1943	ap Nobuhara SANO			
	Registration NO 12672			
	Tobrating Range Tagging			
	& Shipping TO			
	329 Kingford ave			
	North Kildonan Manitoba			
	210 # @ 2.00		420	
	Freight 210 # @ 3.72		781	
				1201

PAID
 DEC 13 1943
 BELVEA & CO. LTD.

EVACUATION SECTION

Rec'd DEC 22 1943

File No.

Ans.

Referred

(This Bill of Lading is to be signed by the shipper and the carrier issuing same.)

329 Kingsford Ave.,

North Kildonan, Man.,

Nov. 22, 1943.

The Custodian,
(Japanese Evacuation)

506 Royal Bank Bldg.,

Vancouver, B.C.

EVACUATION SECTION	
Date	NOV 26 1943
File No.	8631
Ans.	N.A.
Referred	Anderson

Dear Sir,

I wish to have my washing machine sent out here. I left my Beatty machine at the residence of Mr. Theo. Heath, R.R.#1, New Westminster.

I have written him asking to have the machine sent out. Mr. Heath has referred the matter to the Custodian. Therefore I am writing you.

Please send the machine prepaid. Make necessary charges against my account at your office.

Hoping for an early and satisfactory result,

Yours truly,

N. Sano
per N. Sano

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

September 2, 1942

File No: 8631

Name: SANO, Nobuharu

Reg. No: 12672

Address: Bellings Road, New Westminster, B. C.

INVENTORY OF CHATELS LEFT ON PROPERTY

In House

2 beds
dressers
heaters
couch
buffets
bureaus
linoleum (rug)
3 kitchen chairs
1 kitchen range
platform scale

Room in Storage Shed (locked)

3 gal. stone crooks
5 gal. stone crooks
hot electric light bulbs
bale garden tools
2 picks
2 axes
mattock
pawes
cro-ber

Room in Storage Shed (cont'd)

6 egg crates
bale of carpenter tools
hand sprayers
ironing board (collapsible)
clothes horse
6' ladder (step)

In Chicken Houses

20 galv. pans
3 electric brooders

Upstairs in Garage

1-6' cross cut saw
2 wedges
1 sledge hammer
1 Swedish cross cut saw
2 hooks (had 3 and took 1 with him)
1 rake
1 set hand stump puller
1 table
1 one burner electric hot plate
9 galv. pails
sundry farm implements
In Feed House in Chicken House (just west of house)

32 galv. feed troughs
18 mason jar fountains
10 one gal. water fountains

This represents all my chattels remaining in any protected area in British Columbia.

Confirmed:

DATE: September 13th 1942 SIGNED: Nobuharu Sano

Please sign and return one copy to the Custodian.

Bull

*S. Sued by another 11/3/45. Surrey 10
N. - of no value - discarded.*

8631

July 8, 1942.

Mr. Nobuharu SANO,
c/o F. O. Sargent,
Petersfield, Manitoba.

Dear Sir:

Re: Chattels left in house on Hellings Road,
New Westminster, rented to Mr. A. Andreasen.

The Custodian has been unable to trace the following
effects declared by you to him, as being stored at your house on Hellings
Road, New Westminster, B.C.

3 electric brooders,
1-6' cross cut saw,
2 wedges,
1 sledge hammer,
1 Swedish cross cut saw,
4 potato hooks,
1 rake,
2 hoes,
1 set hand stump puller,
1 table.

20 galv. cans.
30 gal. feed troughs.
18 mason jar foundations.
10 gal. water fountains.
1 ABC egg scale.
2 burner electric hot plate.
12 galv. pails.
1 wood box.
farm implements.

The Custodian assumes that you disposed of these missing
articles before evacuation, but omitted to advise him of this.

Our Agent has inspected the property now leased to Mr.
Andreasen and has informed us that certain goods have been left on the
premises. A list of these, in duplicate, is attached hereto.

Would you please verify the accuracy of this list and
sign your name and return to this office without delay. We are writing
to Mr. Andreasen asking him to do the same, in order that there will be
no confusion concerning these goods.

Mr. Nobuharu SANO,

-2-

July 8, 1942.

According to the Agents report the electric pump is being used by the tenant which we presume, is quite satisfactory to you.

Kindly reply by return mail.

Yours truly,

H. F. Green,
Manager, Protection Department.

AGH:AS
encl.

AGH

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Nobuharu Sano

File No. 8631

Reg. No.

Company Confederation Life Asc.

Agency Vanc.

Policy No. X561629

Premium - \$59.88

Payable: Annually, Semi-annually or monthly

Month July Day 7

REMARKS:

Letter sent 24/8/43

8631
12672

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/8807
(31-596)

Vancouver, B.C.

FEB 25 1944

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

SAND, Robinson

Dear Sir:-

Re: Lot 58 of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$
of Section 25, Twp. 4, Map 1416.
MUNICIPALITY OF DELTA

I beg to acknowledge receipt of Duplicate Certificate of Title No. 1668971 of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 16,459.46, in favour of The Secretary of State, forwarded to you and dated February 9th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$	1,743.00
Less arrears of taxes to January 1st, 1943,	- \$	-
Amount paid to Secretary of State	- \$	1,743.00

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

FEB 29 1944

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 8631

Reg. No. 12672

506 Royal Bank Building,
Vancouver, B. C.

APR 13 1944

Mr. Nobuharu SANDO,
c/o P. O. Sargent,
Petersfield, Man.

Dear Sir:

Re: Bellings Road, R. R. #1, New Westminster, B. C.
Lot 36 of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 25 Tp. 4
Map 1416 D. of N. W., Mun. of Delta, C. of B. 52497.

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	\$ 1743.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1743.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$1740.00

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,

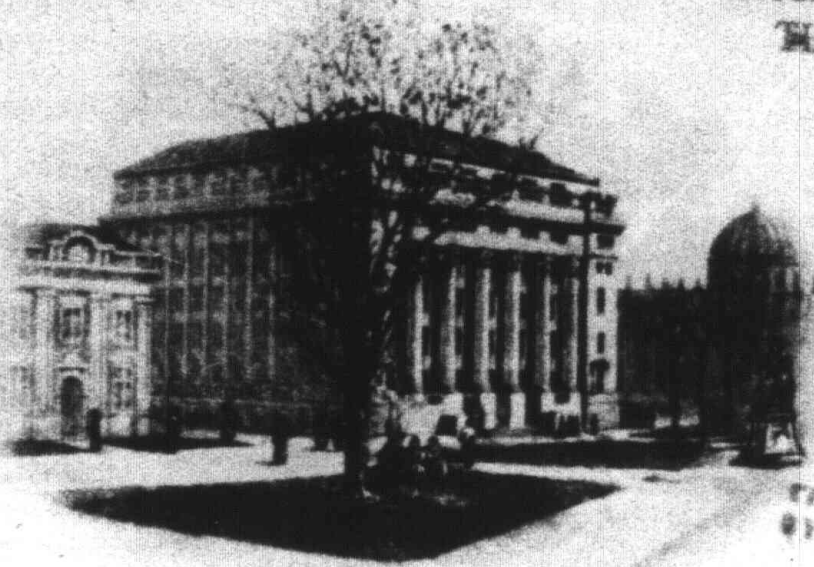
F. G. SHEARS,
Director.

1963	Jan. 1	Balance brought forward	Debit	Credit	Balance
			\$ 70.00	\$ 70.00 CR	
		Credit re Sale of Property		1740.00	
		Land Registry Office c/e	\$ 1.00		
	June 3	Cheque to you.	100.00		
	Dec. 30	T. Heath charges on Washing Machine	12.01		
1964	Jan. 12	Balance charges shipping Chateaus	1.50		
					\$114.51 \$1810.00 CR \$1695.49

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

LICENSED UNDER THE INSURANCE ACT OF
THE PROVINCE OF BRITISH COLUMBIA.



No. 2,142,453

Age 22

THIS POLICY HAS BEEN AMENDED
BY ENDORSEMENT.

Arthur T. Wood
President

Hereby Assures the Life of

NOBUHARU SANO

of New Westminster, British Columbia
(herein called the assured)

in the sum of ONE THOUSAND DOLLARS
(subject to the endorsement dated the eleventh day of May 1932 attached hereto)
which shall be payable to the assured

on the first day of September one thousand nine hundred and
fifty-two or, should the assured die before that date, to
his father, MANJIRO SANO

or, in the event of his death prior to that of the assured, to the executors, administrators or assigns
of the assured, on receipt and approval at its Head Office in Montreal of the proofs of the fact and cause of the
death of the assured and of the title of the claimant.

This policy is issued in consideration of the payment in advance of a premium of
fifty 35, 100 Dollars

on the first day of September one thousand nine hundred and
yearly thereafter on the first day of September

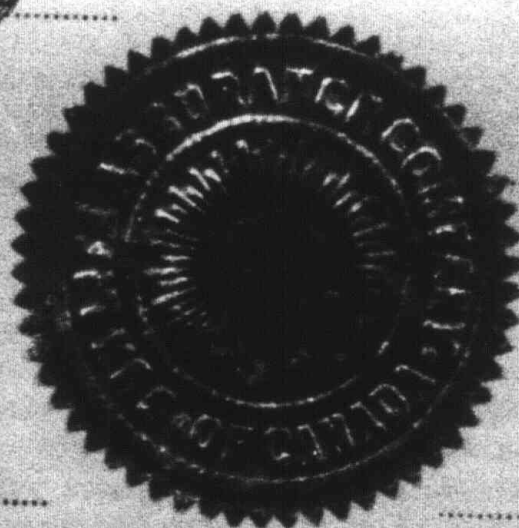
until the first day of September one thousand nine hundred and
fifty-two

one thousand nine hundred and thirty-two.

Form No. 2019-17

Examined *[Signature]*

N. W. Vale
Secretary.



E. Macaulay
President and Managing Director.

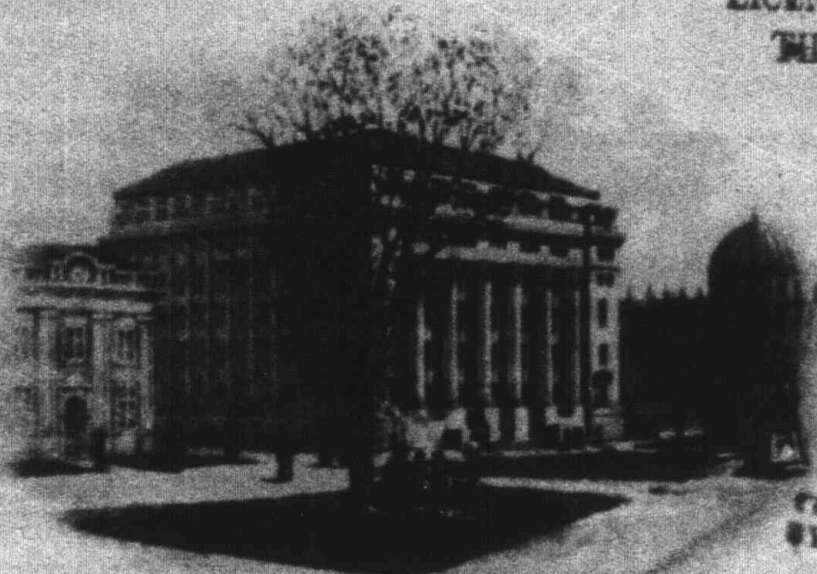
Countersigned *[Signature]*
Assistant Registrar.

Arthur T. Wood
Vice-President and Actuary.

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

LICENSED UNDER THE INSURANCE ACT OF
THE PROVINCE OF BRITISH COLUMBIA.



No. 2,142,453

Age 22

THIS POLICY HAS BEEN AMENDED
BY ENDOWMENT.

Arthur B. Wood
President

Hereby Assures the Life of

NOBUHARU SANO of New Westminster, British Columbia
(herein called the assured)

in the sum of ONE THOUSAND DOLLARS
(subject to the endorsement dated the eleventh day of May 1932 attached hereto)
which shall be payable to the assured

on the first day of September one thousand nine hundred and
fifty-two or, should the assured die before that date, to
his father, MANJIRO SANO

or, in the event of his death prior to that of the assured, to the executors, administrators or assigns
of the assured, on receipt and approval at its Head Office in Montreal of the proofs of the fact and cause of the
death of the assured and of the title of the claimant.

This policy is issued in consideration of the payment in advance of a premium of
Fifty 35/100 Dollars
on the first day of September 1932, and of the payment of a like amount
yearly thereafter on the first day of September
in every year during the continuance of this policy,
until twenty full years' premiums shall have been paid.

All amounts payable or receivable hereunder shall be paid at the Company's office in the city of
Montreal in Canadian Currency.

The Privileges, Options and Mutual Agreements set forth on the second and third pages hereof form part of
this contract and are binding on both parties hereto.

SIGNED AND SEALED at Montreal, this eleventh day of May
one thousand nine hundred and thirty-two.

Form No. 2019-17 Examined *[Signature]*

[Signature]
Secretary.



[Signature]
President and Managing Director

Countersigned *[Signature]*
Assistant Registrar.

[Signature]
Vice-President and Actuary.

File No. 8631

Nobuharu SANO

Sun Life Assurance Company of Canada Policy No. 2,142,453
paid up non-participating endowment policy has been placed in
safe-keeping.