

2869

P.D.

INFORMATION FROM R.C.M.P.

Date July 26, 1943.

Our File No. 2869

Full Name SASAKI, Kwanichi
(Surname in Block Letters)

Registration No. 05846

Male - Female
(check)

Age Jan. 26, 1893.

Former Address 7226 Balaclava Street, Vancouver, B. C.

Date Evacuated April 11, 1942 Naturalized - Canadian-Born - National
(check)

Present Address C/o J. A. Potts, Coalhurst, Alberta.

Married - Single
(check)

Name of Wife (Nee' HIRAMATSU) Matsu 05860

Name of Husband _____

Name of Mother SASAKI Tone (Japan) Name of Father SASAKI, Rinzo (Japan)

Names of Children under 16 Joe (M) June 7, 1928.

Requested by ECT

Registered with Custodian _____
(Yes or No)

Additional Information Fisherman - owns property, 60 acres on Wayne Island
House and 2½ acres.

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: SASAKI Kwanichi

HOME ADDRESS: 7226 Balaclava St., Vancouver B.C.

REGISTRATION NUMBER 05846 SEX: Male AGE: 48

OCCUPATION: Fisherman. also 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: Natsu

ADDRESS OF WIFE OR HUSBAND: 7226 Balaclava St., Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Seiichi (M) Chuzo (M) Mitsuo (M)

Tetsuro (M) Joe (M)

EXHIBIT No.

DATE

FILED BY

ADDRESS OF CHILDREN: 7226 Balaclava, St., Vancouver B.C.

AGE OF CHILDREN: 27, 24, 22, 18, 13.

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

1. LOCATION AND DESCRIPTION

7226 Balaclava St. Vancouver
Lot 4, Blk. 10, D.L. 194

2. BUILDINGS AND OTHER IMPROVEMENTS:

2 Storey wooden frame dwelling house

Vancouver 6 rooms, and basement. 1 1 Garage, Wooden, 1 Green House, 1 Chicken House.

1 Wood Shed, Lot B. Sub. Div. of Section 1 Plan 2501. Mayne Island.

1 Barn, Chicken House, 2 Incubators, 1 other Shed. all on the farm at Mayne Island.

Custodians taken over the Farm at Mayne Island.

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

London Fire Insurance Co.
\$1000.00 Policy No unknown. Policy in declarants possession. On House only.

4. TAXES (Amount and where payable)

7226 Balaclava St. Van.
\$87.68 paid 1941 but \$61.55 still unpaid.

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

Mortgagee MacGregor, Greer and Partners Ltd. Amount of the Mortgage is \$550.00
416, Seymour St. Vancouver
Mrs M.E. Warren on

6. OCCUPANCY AND LEASES (If vacant so state)

Has agreed to rent house to Mr. J. Grazebrook on a monthly tenancy of \$15.00. Mr Grazebrook will pay all taxes and interest on the mortgage, retaining the balance if any. Charges will be 5% of the Collections.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, 1000. Tomato Plants in
Greenhouse. (younge) Tomato Plants sold to Mr J. Crazebrook.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 4, Blk 10, D.L. 194
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: see as above.

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 Sewing Machine, 1 Stove, 2 Heater Stoves, Living room furniture, 2 Beds, Bed room furniture, Farm Tools, Few Carpenters tools. Lumber. all at 7226 Balmain St., Vancouver B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 2 Cats.
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: Royal Bank of Canada, East End Branch, Vancouver B.C.
\$5.04 . No. 2280
9. LIFE INSURANCE: Monarch Life Assurance Co. \$1000.00 Policy NO148483
Policy in declarant's possession
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: T. Madonaga, Mayne Island. \$2000.00
A. Adachi, Rosedale \$300.00
2. TRADE DEBTS: none

REMARKS: none

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 8th day of April 1942.

(Signature)

K. Sasster

J. Williams
Witness

FOR DEPARTMENTAL USE

Name of Claimant

SASAKI, Kunichi

Case 741

Custodian File

2069

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
2000.00	110.00 12.50				648.00	518.40			518.40 122.50	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
91.00	28.00	8.64	40%	336.00	155.48		164.12			
TOTAL RECOMMENDATION										805.02

Vancouver, B.C.
1st April 1942.

MacGregor, Greery & Farmer Ltd.,
416 Seymour Street,
Vancouver, B.C.

Gentlemen: Re: 725 Balaclava Street

I beg to confirm that I have agreed to rent the above premises to Mr. J. Glazebrook on a monthly tenancy at a rental of \$15.00 per month from such date as I am able to give possession to him.

This will be your authority to conclude this tenancy with Mr. Glazebrook, as my agent, and to attend to rent collection.

Further, will you please attend to the payment of taxes, and interest on the mortgage, retaining the balance, if any, on my behalf.

I understand your charges will be 5% of collections.

Yours truly,

Sgd. "K. SASAKI"

COPY

REAL PROPERTY SUMMARY

JAPANESE NAME: Kwanichi SASAKI Reg. No. 05846 File No. 2869.

CATALOGUE NO: 23.

PROPERTY ADDRESS: 7226 Balaclava Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 4, Block 10, District Lot 194, Group 1, N.W.D., Plan 2242.

TITLE: Registered in the name of Kwanichi SASAKI.

ENCUMBRANCES: 89052 H. 13/6/31. 11.45. Charles Constantine Warren. Mortgage for \$550.00. Due 12/6/34. Int. 8%.
21152 M. 8/2/41. 10.28. Mary Edith Warren. Assignment of 89052 H. (Inter alia).

Vesting Order filed No. 35747, February 15th, 1943.

ASSESSED VALUE: Land \$1125.00
Improvements \$1000.00 - \$2125.00 Taxes - \$84.63.

CLASSIFICATION: This is a 2½ acre property suitable for cultivation, which has been neglected, needs draining and fertilizer. There is no fencing. There are a few fruit trees and some willows. There are also the following buildings: 1 - 1½ storey frame house on concrete curb wall 20'x22' plus 12'x16'. 6 ft. basement with brick stove for heating bath water, laundry tubs (cracked) and plank floor, 6 rooms on two floors, ceilings and walls lined shiplap (kitchen V-joint). W.C. and wood bath tub off kitchen. Exterior shingled walls and roof. Woodshed - 12'x40' shake roof, no walls, no floor. Garage and store house 20'x24', shake roof, plank floor, shingled walls. Double greenhouse 32'x50' on wood sills, light construction. Chicken house 12'x16'. House exterior in very poor condition, neglected for a long time, front and back steps need rebuilding. Interior - basement floor in bad repair. Drain from sink defective. Outbuildings are in fair condition, but some glass in the greenhouse is broken.

HISTORY OF ADMINISTRATION:

Mr. SASAKI appointed MacGregor, Creery & Farmer Ltd., who represented the Mortgagee, to act as his rental agents, and this firm advised the Custodian on 28th April 1942 that they had rented this property to John Glazebrook at \$15.00 per month, and on 1st August 1942 remitted to the Custodian \$65.00 as rental due to that date. Mr. Glazebrook remained in occupation to 30th April 1943, and was succeeded as tenant by E.S. Turrell at same rate of rental until date of sale 31st August 1943, over this period paying to the Custodian \$185.00. Total rental revenue from the property during the period of Custodian control \$250.00.

On the Mortgage for \$550.00 to M.E. Warren, registered as 89052H., and dated 12th June 1931, no payment had been made on principal and interest accruing to 31st September 1943 amounted to \$13.65 and as provided for a bonus equal to 3 months interest \$11.00, a total of \$24.65. A discharge of mortgage was obtained from the Mortgagee's

Mortgagee's

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File No. 2869.

attorney, Mr. L.C. Creery, and registered on 10th October 1943.

OFFERS:

Were received from M. Fox and P. Hollenberg 16th July 1943, \$1500.00 and from J.G. Maitland, through MacGregor, Creery & Farner, 17th July 1943, \$2200.00.

APPRAISAL:

Inspected and appraised by D.W. Reeve at \$1500.00 on 19th July 1943.

SOLD:

To James G. Maitland for \$2200.00 as at 31st August 1943.
Approved by Advisory Committee - 29th July 1943.

TITLE:

Certificate of Title No. 91730-L, dated 25th October 1943, issued in name of James Gordon Maitland and receipt thereof acknowledged by him 12th November 1943.

FUNDS:

Released to the credit of Kwanichi SASAKI - sale price \$2200.00, plus rents \$250.00 plus adjustment credits \$41.98, total \$2491.98; less commission on rents \$13.25, sundries \$4.00, taxes \$259.69, Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising \$4.00 interest on mortgage \$55.00, insurance \$10.50, registration \$13.15, commission on sale \$110.00, total \$475.59. Net amount released \$2016.38.

OLD TITLE:

Certificate of Title No. 76382-K in the Land Registry Office.

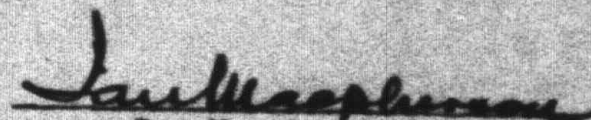
PROTEST:

Kwanichi SASAKI wrote to the Custodian 12th January 1944 expressing his dissatisfaction with the price at which this property was sold and also protesting a sale without his consent.

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

DATED: March 11th, 1947.

IM:JS


Ian Macpherson.

✓

REAL PROPERTY SUMMARY

JAPANESE NAME: Kwanichi SASAKI Reg. No. 05846 File No. 2869.

CATALOGUE NO: Sold by Special Arrangement to The Director, The Veterans' Land Act.
BC/705. 2nd Offer.

PROPERTY ADDRESS: Mayne Island, B. C.

LEGAL DESCRIPTION: Lot "B" of Section 1, Mayne Island, Cowichan District, Plan 2501,
containing 64.12 acres, more or less.

TITLE: In the name of Kanichi SASAKI, Cert. of Title No. 44709-I.

ENCUMBRANCES: 42904-G. Reservation of coal etc., in favour of James C. Campbell
(D.D. 43974-I)

Vesting 51578, 20th May 1943.

ASSESSED VALUE: 1944 - Land \$1000.00 Taxes - \$9.97.
Improvements \$2000.00 - Total \$3000.00.

CLASSIFICATION: There is no inspector's report on this property on file. It appears
that part of the 64 acres of Lot "B" was pasture land. SASAKI, in
his JP Form, dated 8th April 1942, declared that the improvements
consisted of a barn, a chicken house, 2 incubators and a shed. There
was also a dwelling erected by Tokutaro NAKATSU (file 6841).

HISTORY OF ADMINISTRATION: By a verbal arrangement some years prior to evacuation a dwelling
was erected on the land by Tokutaro NAKATSU who agreed to pay a land
rental of \$5.00 per year to the land owner, SASAKI. This house was
rented by the Custodian to A. Horton as from 1st October 1943 at an
annual rental of \$50.00, which rental was duly received through Mr.
Mouat and credited to SASAKI'S account. Of this \$37.50 was paid to
the Director, The Veterans' Land Act, 4th June 1944.
The other buildings were rented to A. KOYAMA up to date of evacuation
of latter. No revenue accrued from these buildings subsequently.

The property exclusive of all buildings was rented through Gavin C.
Mouat from 1st December 1942 to J. Ratcliffe at a rental of \$30.00
per year, and \$7.50 rental to 28th February 1944 paid to Custodian.
The total net rental from this property credited to SASAKI was \$20.00.

In respect to the house erected by Tokutaro NAKATSU on this land the
Custodian wrote Mr. NAKATSU on 8th June 1944 as follows:
"On the 17th February we sent you a copy of a letter we had that day
written to Mr. Sasaki regarding the ownership of the house built by
you on his land.
Under date of 6th March Mr. Sasaki replied as follows: "I have
written to Mr. Nakatsu about our full ownership of the house. He
understands that he has no claim as ownership after he have left the
house which had no conditions or terms made." and to complete our
records, we desire to have your confirmation, or contradiction.
We are sending this letter by registered mail to insure delivery
and would appreciate your early acknowledgment. If we do not hear

hear

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File No. 2869.

from you to the contrary within a reasonable time, say the 23/6/19 we shall assume your agreement with the letter quoted above". No reply was received from Mr. Nakatsu.

In the list of properties for which The Director, The Veterans' Land Act made offer to purchase this parcel was included at a price of \$648.00. In view of the marked disparity of this offer and municipal assessment of \$3000.00 it was supposed that The Veterans' Land Act appraisal had not taken the improvements into consideration. Mr. Chandler of The Veterans' Land Act in letters 4th and 24th March 1944 indicates that they were, stating that the old buildings, as reported by the Veterans' Land Act appraiser, were of use only as firewood, and the new one, a frame cabin 16x24 was worth \$150.00. Mr. Mouat was requested to report on these buildings on 1st November 1943, but no report is on file. It was considered by The Veterans' Land Act a case of gross over-assessment.

SOLD:

To The Director, The Veterans' Land Act for \$648.00 as at 1st January 1943.

Approved by Advisory Committee - 1st June 1943.

TITLE:

Issued as 147665-I to The Director, The Veterans' Land Act, and cheque in payment received by the Custodian 29th December 1944.

FUNDS:

Released to the credit of Kwanichi SASAKI - sale price \$648.00, rent of house (\$50.00 less \$37.50 allowed to The Veterans' Land Act) \$12.50, rent of land \$7.50, total \$668.00; less Certificate of Encumbrance \$1.00, registration \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$649.00.

OLD TITLE:

Certificate of Title 44709-I received from East End Branch Royal Bank, 29th March 1945.

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

DATED:

March 11th, 1947.

IM:JS

Ian Macpherson
Ian Macpherson.

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 6264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
VANCOUVER, B.C.

File No. 2869

Dear Sir:

Catalogue No. 23
Lot 4 Block 10 D. L. 194
7226 Baholava Street

EXHIBIT NO. 741-6
DATE October 1/46
FILED BY Gra Rice

We have inspected this property and beg to report as follows:-

Location On the low lying land near the Fraser River.
Land. The land comprises 2½ acres suitable for cultivation, but this has been neglected for a considerable period and there is no fencing. The land will probably require draining and treatment with lime and fertilizer. There are a few fruit trees and some willows.

Buildings. (1) 1½ storey frame house on concrete curb wall 20' x 22' plus 12' x 16', 6 ft. basement with brick stove for heating bath water, laundry tubs (cracked) and plank floor, 6 rooms on two floors, ceilings and walls lined shiplap (kitchen V-point), W.C. and wood bath tub off kitchen. Exterior shingled walls and roof.
(2) Wood shed, 12' x 40' Shake roof, no walls, no floor.
(3) Garage and store house 20' x 24'. Shake roof, plank floor, shingled walls.
(4) Double greenhouse 32' x 50' on wood sills, light construction.
(5) Chicken house 12' x 16'

Condition House Exterior in very poor condition, neglected for a long time, front and back steps need rebuilding. Interior, Basement floor in bad repair. Drain from sink defective. Outbuildings are in fair condition, but some glass in the greenhouse is broken.

Rent. \$15. per month
City \$2.125 (Land \$1.125 Buildings \$1.000)

Assessment
Taxes \$84.63

Appraisal A purchaser of this kind of property would usually require possession. The housing regulations make it difficult to sell rented properties. In these circumstances and in view of the condition of the land and buildings, we are of the opinion that the market value of this property is \$1,500.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Reeve*

DWR

Calalogue No 20

File No. 2869, SASAKI, Kwanichi.

Aug. 3, 1943.

MEMORANDUM RE SALE. - 7226 Balaclava St., Dwelling.
Lot 4, Blk. 10, D.L. 194.

TITLE AND ENCUMBRANCES

Certificate of encumbrance showing vesting and encumbrances is on file with copy of mortgage and relevant statement.

Tax statements are on file.

Transmission and conveyance may be prepared.

ADMINISTRATION

No unregistered interests are found.

A letter is on the way from McGregor Creery and Farmer showing details of present tenure. The present tenant is a friend of the purchaser and will not be disturbed. We need not be concerned except to see that the purchaser is fixed with formal notice.

Mr. Creery promised by telephone to prepare a provisional adjustment as of the date of payment of purchase price.

PROTECTION.

The tenant wishes to purchase certain chattels owned by Sasaki now in the house. An offer is being submitted to us. This should be dealt with as approved and any unsold chattels protected as may be expedient.

MW

PHR:AS

August 11th, 1943.

Catalogue No. 23.
File No. 2009.

MEMORANDUM

To: Mr. E. R. Wright

From: Mr. C. J. Jones

Date	Aug 11 1943
File No.	
App.	
Revised	

Revised Order, Reg. No. 1943.
City of Vancouver
Lot 1, Blk. 12, S.W. 1/4, Sp. 1,
New Westminster District, P.L. 2243.
Certificate of Vesting No. 39747.
February 15th, 1943.

We enclose herewith the following documents in connection with the sale of the above named property.

1. Original Certificate of Encumbrance.
2. Transmission in Duplicate.
3. Deed in Duplicate.
4. Memorandum from Administration Department.
5. Copy of letter showing to whom sold and price paid for property.
6. Memorandum from Administration Department confirming valuation and approval of Advisory Committee.

Certificate of Indefeasible Title Number 76382-1 is on deposit in the Vancouver Land Registry Office.

W. J. Jones

Enc.

1000

File No. 2065
Catalogue No. 23

October 25th, 1943.

MEMORANDUM

TO: Mr. F. W. Russell
FROM: Mr. D. A. Crum

Kenshi SASAKI
Lot 4, Blk. 10,
R.L. 194, Sp. 1,
M.B.D., Plan 2242.

With reference to the above property which was recorded in the Vancouver Land Registry Office, October 1st, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91729-L dated October 1st, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91730-L dated October 1st, 1943, registering the property in the name of James Gordon Maitland (Deed).
3. Duplicate of Transmission dated September 4th, 1943.
4. Duplicate of Deed dated September 4th, 1943 - Secretary of State to James Gordon Maitland.
5. Copy of Application for Cancellation of a Charge No. 106057 dated October 1st, 1943.
6. Certificate of Indefeasible Title number 91730-L dated October 25th, 1943, covering the above property in the name of James Gordon Maitland.

Dipman

DAC:JB
Encls.

STATEMENT RE SALE OF:

Catalogue No: 23
 Street Address: 7226 Balclutha,
 Vancouver, B.C.
 Legal Description: 4/10/194

Name: SASAKI, Kwanichi

File No: 2869

Reg. No: 05846

Date of Sale and Adjustments August 31, 1943

	Debit	Credit
Sale Price		\$ 2200.00
Real Estate Agents Commission	110.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	574.65	
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		5.12
Taxes		28.21
Water		
	<u>698.15</u>	<u>2233.33</u>

Net Proceeds credited to your account

\$1535.18

Date:..... February 7, 1946

Compiled by:..... George Peters.

Catalogue No. 23
File No. 2869

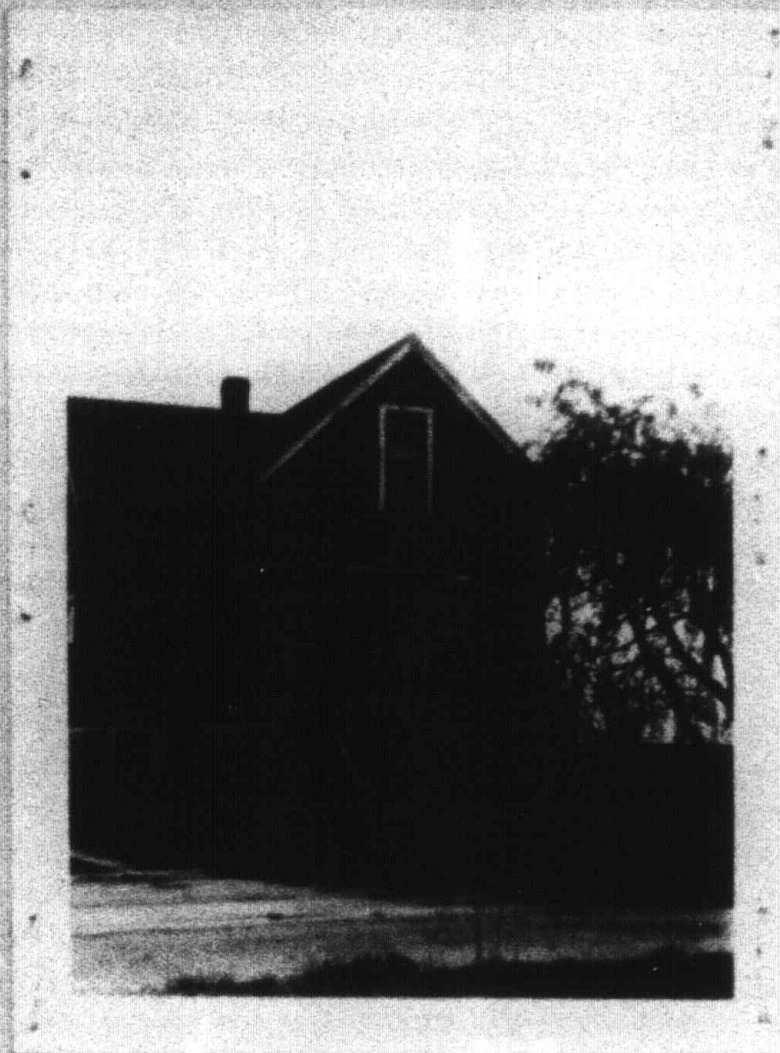
Receipt of Certificate of Title No. 91730-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled.

Receipt is also acknowledged of certified copy of London Assurance Company policy No. 258096 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 12 day of November 1943.

J. G. Waidland

SASAKI, Kwanichi
7226 Balaclava St., Vancouver, B. C.
Evac. File #2869



Picture Taken April 29, 1943.



2869

MACGREGOR, CREERY & FARMER LTD.

MEMBERS OF THE VANCOUVER REAL ESTATE EXCHANGE

REAL ESTATE
RENTALS



INSURANCE
MORTGAGES

CABLE ADDRESS
MACREFAR, VANCOUVER

TELEPHONE
MARINE 2141

416 SEYMOUR STREET
VANCOUVER, CANADA

28th April 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 28 1942
29

Office of the Custodian,
Japanese Evacuee Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Kwanichi Sasaki

We beg to enclose Affidavit of
the writer regarding a certain mortgage, covering
#7226 Balaclava Street, Vancouver, B.C., given by the
above party.

*This must be
with
disputed
hereafter
from*

We beg to advise that Mr. Sasaki
has appointed this firm to act as agents for him in the
matter of renting #7226 Balaclava Street which property
we have rented to Mr. John Glazebrook at a rental of
\$15.00 per month. We have instructions to apply rents
collected first - to taxes, next to insurance and interest
and capital payments. As there is \$89.76 outstanding for
taxes you can see it will be some time before the rent
places this mortgage in good shape.

We would further advise that the
Mortgagee, who resides in Australia, has instructed us to
call in all mortgages belonging to her and to generally
liquidate assets. We have, therefore, demanded payment
of this mortgage and would appreciate anything that you
might be able to do to assist us in this matter.

Yours truly,

MACGREGOR, CREERY & FARMER LTD.

per

A. C. Creery

LCC/e.
Encl.

sent to Shears

MACGREGOR, CREERY & FARMER LTD.

MEMBERS OF THE VANCOUVER REAL ESTATE EXCHANGE

REAL ESTATE
RENTALS



INSURANCE
MORTGAGES

CABLE ADDRESS
MACREFAR, VANCOUVER

TELEPHONE
MARINE 2141

416 SEYMOUR STREET
VANCOUVER, CANADA

September 18, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 19 1942

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

Dear Sir:

17224
Attention: Mr. Shears.
Re: File 2869 - Kwanichi Sasaki

As you are aware the above party owns the property at 7725 Balaclava St., against which there is a mortgage in the amount of \$ 500.00 owned by Mrs. B.M. Warren of Brisbane, Australia for whom we act as agent.

As explained to you on the telephone this morning we were appointed rental agents for Sasaki by him prior to his moving from Vancouver, and we collect the rent each month from the tenant, the proceeds of which we remit to you. As you are also aware the Free Compensation Scheme under the War Risk Insurance only applies to Resident Owners and therefore does not protect a mortgagee. It is, therefore, apparent that Sasaki should carry War Risk Insurance to protect Mrs. Warrens interest and also his own. We have, therefore, made an application in triplicate for the minimum amount, viz-\$3,333.33 covering the dwelling and out-building at .15 cents per \$100.00, premium \$ 5.00.

We believe that under our appointment as agents we would be authorized to sign this application on behalf of Sasaki, but it may be desirable from your point of view that the application be signed by the Custodian, and we are therefore enclosing the three copies of the application herewith. In the event of the Custodian deciding to sign would you kindly have this done and attach a cheque thereto for the premium of \$ 5.00 made payable to the "London Assurance" and return all three copies to this office, when we will send you a receipt for the premium, and forward the application to the Insurance company.

We think that this matter should be settled quickly and would appreciate your early advice.

Yours faithfully,
MACGREGOR, CREERY & FARMER LTD.

Per *K. C. Creery*

LCC/R

MAGGREGOR, CREEERY & FARMER LTD.

MEMBERS OF THE VANCOUVER REAL ESTATE EXCHANGE

REAL ESTATE
RENTALS



INSURANCE
MORTGAGES

TELEPHONE
MARINE 2121

CABLE ADDRESS
MAGGREGOR, VANCOUVER
OFFICE OF THE JAPANESE
EVACUATION SECTION

416 SEYMOUR STREET

VANCOUVER, CANADA

10th November 1942.

RECEIVED
NOV 11 1942

Mr. R.P. Alexander, Manager,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Your File #
8869

Dear Sir:

Kwanichi Sasaki -
Re; Lot 4, Blk. 10, D.L. 194 -
7226 Balalaya St., Vancouver

We beg to advise you that the above property will be sold by the City for unpaid taxes on November 17th unless the sum of at least \$66.22 is paid before that date. This sum represents arrears of taxes owing to the end of 1941 together with interest and costs to date. The 1942 taxes amounting to \$84.63 would remain outstanding.

At the present time we have a credit balance in this connection of \$28.50 being rent for the months of October and November less commission and, as we have been remitting rents to you, we presume that you will wish to advance the necessary difference in order that the property may be kept from tax sale.

We would be glad if you would let us hear from you in this connection at your early convenience.

Yours truly,

MAGGREGOR, CREEERY & FARMER LTD.

per

WSM/e

MACGREGOR, CREEERY & FARMER LTD.

MEMBERS OF THE VANCOUVER REAL ESTATE EXCHANGE

REAL ESTATE
RENTALS



INSURANCE
MORTGAGES

CABLE ADDRESS
MACREFAR, VANCOUVER

416 SEYMOUR STREET
VANCOUVER, CANADA

EVACUATION SECTION	
Rec'd	MAY 20 1943
File No.	
Ans.	
Referred	
TELEPHONE MARINE 2141	

19th May 1943.

File No. 2869

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

Attention Mr. Douet

Dear Sirs: Re: Kwanichi Sasaki

Replying to your letters of the 3rd and 13th instant and further to our telephone conversation of 17th instant, we regret that due to the writer's absence from the City on business this matter has not received prompt attention.

As you will see from the records we forwarded revenue from this property to you up until December 15th last, but ceased doing so as we found that no payment was being sent by your office to the City on account of the arrears of taxes, whereas in August we had had the assurance of your Department that this would be done. For your information we beg to advise there is a balance of consolidated arrears of taxes in the amount of \$61.55 outstanding, and 1943 taxes amounting to \$84.63, in addition to which there are charges for interest etc. totalling \$8.71 so that the total owing to the City amounts to \$102.61. This is in accordance with information given by the City Tax Office over the telephone to us.

As we act as agents for Mrs. Warren who holds a mortgage on this property we are naturally concerned that these taxes should be paid. We understand from our conversation with you on the telephone of the 17th instant that you will see that some payment is made on account of these taxes, and we are therefore enclosing statement of revenue to date together with our cheque.

Yours faithfully,

MACGREGOR, CREEERY & FARMER LTD.

LCG:ZB
Encls.

per

MACGREGOR, CREEVEY & FARMER LTD.

MEMBERS OF THE VANCOUVER REAL ESTATE EXCHANGE

REAL ESTATE
RENTALS



INSURANCE
MORTGAGES

CABLE ADDRESS
MACREFAR, VANCOUVER

416 SEYMOUR STREET
VANCOUVER, CANADA

25th September 1943.

EVACUATION SECTION
Rec'd SEP 27 1943
File No. 2869
Referred Russell
out to you

The Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Your File
#2869

Dear Sir:

Re: 7226 Balaclava Street

Replying to your letter of the 8th instant in reference to the repayment of the mortgage on the above, we beg to advise that the bonus of 3 months interest, billed on our statement of the 3rd instant, is not a penalty and is strictly in accordance with the given covenant of the mortgage as set forth in the document. We are acting as Agents and Trustees for an Australian client and have no authority to waive this item. Should you wish to peruse the Mortgage, we shall be pleased to show you same.

In reference to the Statement of Adjustments, we regret the error in the adjustment of insurance premium and enclose a corrected Statement.

There is no adjustment of water rates as same are paid by the tenant.

Yours faithfully,

MACGREGOR, CREEVEY & FARMER LTD.

per

[Signature]

LOG/e
encl.

Russell
27/9/43

STATEMENT OF SALE OF:

Catalogue No: 23
 Street Address: 7226 Salachava,
 Vancouver, B.C.
 Legal Description: 4/10/194

Name: SABARI, Kunnichi

File No: 2869

Reg. No: 05846

Date of Sale and Adjustments August 31, 1943

	Debit	Credit
Sale Price		\$ 2200.00
Real Estate Agents Commission	\$ 110.00	
Charge for Valuation	\$ 1.00	
Charge for Advertising	\$ 4.00	
Land Registry Office Transmission Fee	\$ 4.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	\$ 574.65	
Interest on Notes		
Other Charges		
Adjustments:		
Fire Insurance		\$ 5.12
Taxes		\$ 28.21
Water		
	<u>\$ 698.15</u>	<u>\$ 2233.33</u>
Net Proceeds credited to your account		\$ 1535.18

Date: February 7, 1946

Compiled by: George Peters.

Farm Appraisal ReportFile No. JL 793Land Description Lot B, S.D. of Section 1, Plan 2501, Mayne Island.Containing 64.12 AcresOwner's Name MASAKI, MasaochiPost Office Address Mayne Island, B.C.Nearest Rail Point N.A. C.P.R. boats and Mayne Wharf Distance 4 miles.Market Town Vancouver or Victoria Distance 40 milesChurch (give denomination) United Distance 4 milesNearest School Mayne Public Distance 4 milesState how property was identified: One post, road and map check.

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

yes, gravelled public road, fair, to N.W. corner line.Is this district a good one? The limitations of the island takes it from good.Employment opportunity strictly limited, little work on farms and some fishing.Predominating Nationality and religion: British Protestant.Describe Fencing and its condition: some pole and rail around part of clearing. Value \$Water supply: A good constant well near buildings. Value \$**BUILDINGS ON FARM**

2869

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	frame	9	shgl.	1-2	wood posts	good	150.00
	X	In addition there is a crude dwelling 8x36 not						
BARN	X	habitable, and a poultry house for around						
	X	2000 birds, all in disrepair and of no other						
BARN	X	value than to salvage for fuel.						
	X							
STABLE	X							
	X							
	X							
	X							
	X							

Total present day value \$ 150.00Total Value Buildings add to farm \$ 150.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make ithabitable? The 16x24 is quite habitable as it is. Typical Japanese cabin,cheaply constructed, suitable for bachelor. \$Describe the basement and chimneys: no basement, stove pipe chimney.No. rooms downstairs? 3 Upstairs? - How finished -Are buildings painted? no. Condition of paint -Distance from nearest bush All clear.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
4.88	generally level	clay & shale light 6"-8"	shaly clay	nothing but a weedy old sod.	60.00	212.50
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
In my opinion there is no other land worth clearing apart from the narrow neck between the bays on the north and south.						
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MERCHANTABLE	VALUE OF LAND PER ACRE	
89.87	A rocky, treed slope with fall to south			fuel. Some cedar may be merchantable in 15-20 years.	5.00	299.35

Total value of Land \$ 511.85

Total added by buildings to value of farm \$ 150.00

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

Total value of farm \$ 661.85

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

Tillage has been nil for years. was formerly a thriving poultry plant. In recent years owners were fishermen.

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

Not agricultural at all. Suitable for a fisherman.

Noxious weeds: Plenty of Canada thistle in the little valley.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Provincial Government Land and School \$11.30

Date: August 19, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of August, 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: I have known this property since about 1921. At that time there were from 1000 to 2000 head of poultry kept. All the poultry houses now are valueless and entirely useless as such. The original dwelling is still standing, derelict, the new cabin having apparently replaced it. I am informed that the owner has fished for many years. Norton Bay has afforded a very safe anchorage for their boats and much hard work has been done in erecting a small jetty. This spot was known locally as Little Tokio, it was the rendezvous for many Japanese fishermen. Wayne Island is noted for its conky timber and wormy cedar poles. I am informed locally that the property was logged about 40 years ago.

(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

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

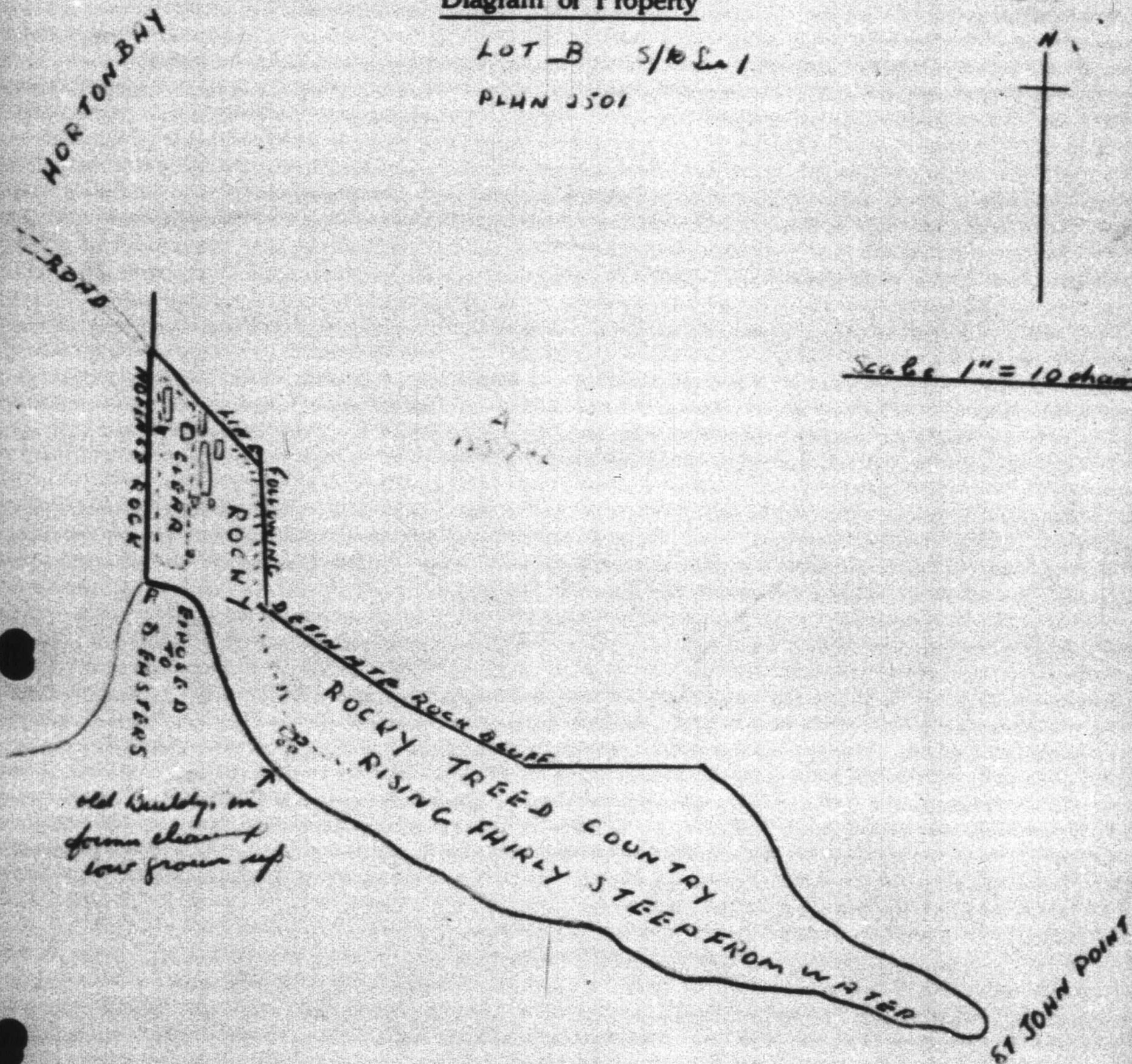
Amount fruit trees add to value of farm \$ _____

Diagram of Property

LOT B S/10 Sec 1
PLMN 3501



Scale 1" = 10 chain



Following careful review of this appraisal report, it is my opinion that the present value is \$ 600.00

Date 21st August, 1942.

"A.T. BARNET"

District Superintendent.

This Indenture

made in triplicate the **TWELFTH** day of **JUNE**
 one thousand nine hundred and ~~forty~~ **thirty one**
 In Pursuance of the "Short Form of Mortgages Act"

COPY

Between

KWANICHI SASAKI, Farmer, of 7226 Balaclava
 Street, City of Vancouver, Province of
 British Columbia

Insert Full Name,
 Street Address and
 Occupation of each
 Party.

(hereinafter called "the Mortgagor") of the FIRST PART
 AND

CHARLES CONSTANTINE WARREN, of Brisbane,
 Queensland, Australia, Gentleman.

(hereinafter called "the Mortgagee") of the SECOND PART.

WITNESSETH that in consideration of the sum of -----
FIVE HUNDRED AND FIFTY ----- Dollars (\$550.00)

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby by him acknowledged), the said Mortgagor **DOETH GRANT AND MORTGAGE** unto the said Mortgagee, his heirs and assigns forever **ALL** that certain parcel or tract of land situate in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Four (4), in Block Ten (10) in the Subdivision of District Lot One Hundred and Ninety four (194) Group one (1), New Westminster District, according to the registered map or plan of the said Subdivision deposited in the Land Registry Office in the said City of Vancouver, and numbered 2242.

(Assignment of Mortgages Charles Constantine Warren to
 Mary Edith Warren 10th December 1940 under Land Registry
 Office #21152)

PROVIDED this mortgage to be void on payment of the sum of
FIVE HUNDRED AND FIFTY - - - - - (\$550.00) - - Dollars
of lawful money of Canada, with interest at **eight (8%) - - -** per cent. per annum,
as well after as before maturity, as follows:

The said principal sum of Five Hundred and Fifty Dollars (\$550.00)
to be due and payable on the Twelfth day of June, A.D. 1934,
together with interest at the rate aforesaid payable quarterly
on the 12th days of September, December, March and June in each
and every year until the principal sum has been satisfied

the first payment of interest to be made on the **twelfth** day of **September**
next (1934), arrears of both principal and interest to bear interest at the rate above mentioned, and
such interest on arrears to be a charge on the land in the same manner as all other money hereby
secured. And taxes and performance of Statute Labor, and observance and performance of all
covenants, provisos and conditions herein contained.

THE said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage
money and interest and observe the above proviso; that the Mortgagor has a good title in fee
simple to the said lands.

And that he has the right to convey the said lands to the said Mortgagee. And that on default the
Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.
And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than
the principal money hereby secured in dollars currency. Provided that if and whenever such
sum be greater than the insurable value of the buildings, such insurance shall not be required to any
greater extent than such insurable value; and if and whenever the same shall be less than the insur-
able value, the Mortgagee may require such insurance to the full insurable value. And it is further
agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new
insurance effected in the office of any company named by him and also may of his own accord effect
or maintain any insurance herein provided for, and any amount paid by him therefor shall be forth-
with payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon
the said lands.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands,
subject to the said proviso. The Mortgagor covenants with the said Mortgagee that he will keep
the said lands and the buildings and improvements thereon in good condition and repair according to the
nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or
those claiming under him commit any act of waste on the said lands or make default as to any of the
covenants or provisos herein contained, the principal hereby secured shall, at the option of the
Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby
given may be exercised.

PROVIDED that the said Mortgagee on default of payment for **one** month may on
30 days notice enter on and lease or sell the said lands. And provided also that in case default
be made in payment of either principal or interest for three months after any payment of either falls
due, the said powers of entering and leasing or selling or any of them may be acted upon without any
notice by the said Mortgagee. And also that any contract or sale made under the said power may be
varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any
part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred.
Provided that such sale may be either by public auction or private sale, and either for cash
or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the
said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee
may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, or taxes as hereinbefore
provided, the principal hereby secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes,
rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encum-
brances on said lands or pay any property, mortgage or income tax imposed, or that may be imposed
on the Mortgagee or the Mortgagor in respect of the said property or the Mortgage or the moneys
secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees,
together with all costs and charges, including all solicitors' charges and commission for the collection
of any overdue interest, instalment of principal, insurance premiums, and all other moneys whatsoever
payable by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in
case of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said
lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest,
with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all
other powers thereunto enabling, shall be forthwith exercisable.

PROVIDED that any demand or notice herein referred to may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published or circulating in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such part or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND IT IS ALSO AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee, at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid upon the capital so recovered by way of indemnity.

AND ALSO IT IS AGREED that neither the preparation nor the registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos, and agreements, rights, powers, privileges, and liabilities contained in this mortgage shall be read and held as made by and with and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

In Witness Whereof the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature. M.C. Henderson
Address, and 416 Seymour St.
Occupation of Vancouver, B.C.
Witness. Accountant

K. SASAKI

GENERAL SUMMARY

File 2869.

Kwanichi SASAKI

Reg. No. 05846.

This 48-year old Fisherman-Farmer, a Naturalized-Canadian, from Vancouver and Mayne Island, signed a Custodian "JP" form on the 8th April, 1942. He was evacuated on the 11th April, 1942.

His wife, Natsu (File 2561), signed a Custodian "No Property" card on the 8th April, 1942. She was evacuated on the 11th April, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of Vancouver property (Cat. 23 - 7226 Balaclava Street), sold (July 29/43) for \$2,200.00. Net proceeds (\$1,535.18) released to credit of this account Nov. 8/43.

See Real Property Summary for particulars of Mayne Island property (S.S.B.) consisting of 64.12 acres of farmland on Mayne Island, the improvements on which were a dwelling, barn and outhouses, the assessed value being \$3,000.00 (\$1000.00 plus \$2000.00). This property was purchased by The Director, Soldier Settlement & Veterans' Land Act, as at Jan. 1/44, the purchase price being \$648.00, net proceeds (\$625.31) being credited to this account as at Jan. 1/44.

Personal Property: See Chattels Schedule for particulars of Chattels disclosed in file.

Specified Articles: None.

Bills Receivables: None. *(Electric light deposit - \$1.88 July 45)*

Bonds, Shares, etc.: None.

Bank Accounts: A balance of \$5.04 declared to be in an account with the Royal Bank of Canada, Vancouver, was not disturbed by this office.

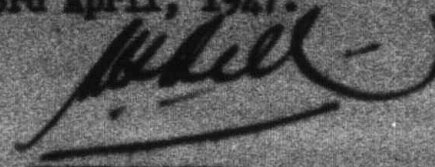
Life Insurance: A Monarch Life policy for \$1000.00 declared in "JP" form, remained in owner's possession, and did not come under the administration of this office.

Liabilities: Two debts (to fellow countrymen) were declared on "JP" form. No other reference to these debts appears in this file and no action has been taken by this office with regard thereto.

Funds: There is a credit balance of \$2,942.18 in this account at the present time.

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

23rd April, 1947.



MEMORANDUM

File: 2869
2869

May 1, 1944.

To: The File
From: Mr. Spain

Re: Kwanichi SARAKI

7226 Balasleva Street

The Planer
Band Saw
5 H.P. Motor
Shafting & Pulleys
& Accessories

were moved to our Warehouse at 992 Powell Street. As this heavy machinery was unsuitable for auction, it was decided to include the above mentioned articles in our next public tender.

With this purpose in view, we called on the A. R. Williams Machinery Company to appraise the Machines. Their Mr. Godfrey examined the equipment and gave us the following verbal values:

Planer.....\$435.00
Band Saw.....\$365.00
5 H.P. Motor.....\$ 81.18

The Shafting & Pulleys were valued at 3 to 4 cents per pound.

It is the policy of the A. R. Williams Machinery Company not to commit themselves to written appraisal, we therefore have been obliged to be satisfied with a verbal appraisal.

W. L. Spain

WSS/pls

File this

MEMORANDUM

File No.: 2869

June 7th, 1944.

Bele

To: FILE

From: Mr. Green

Re: Kwanichi SASAKI

The assets mentioned in memo to file of May 1st were advertised as per attached on May 15th and tenders opened by Messrs. Shears, Wright and the undersigned on June 5th. The following tenders were received.

Roesch Saw Mills	\$100.00
R. Ostley	380.00
A. R. Williams Machinery Co.	450.00
W. Murray	500.00
Turner's Boat Works	800.00

accept *BSJ*

Mr. Shears ruled that the tender from Turner's Boat Works should be accepted although slightly under the valuation shown on May 1st. His reason for this was that the other tenders, all of which were much lower, indicated that this was an opportunity which might not occur again.

A

HFG:IF

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO. 2869

NAME: SASAKI Kwanichi

DATE ADVERTISED: May 15th, 1944
(or other information)

APPRAISER'S NAME: MR. GODFREY (Williams Machinery Co.)

VALUATION: \$881.18
Also shafting and pulleys at 3-4¢ per pound

PURCHASE PRICE: \$800.00 (see memo 7 June 1944)

COMMITTEE'S APPROVAL:

PURCHASER'S FULL NAME: TURNER'S BOAT WORKS

ADDRESS: 625 Denman Street

OCCUPATION:

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

YES
Paid in full

NO

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Planer - hand saw - 2HP motor
Shafting and pulleys

\$800.00

26.60

\$773.40

Less moving and advertising
(as per memo of 22/7/47)

Transferred to 9632-

31/7/47

CS

Copy for File 2869.

File 5479.

Koji KASHIMA - Reg. No. 04874.

CHATTIS STATEMENT

Item	Date	Shipped	Sold	Where
Japanese Suite (5 pc.)			5/22/1943	
Single sewing machine (1)				
Electric vacuum				
Stove				
Refrigerator	47th FIRM			
Radio (30)	22/4/1943			
Wash				
Shirts (6)				
Shirts (3)				
Single Sewing Machine (1)		18/7/1943		
Bed				
Refrigerator (2)				
Toy Bed				
Radio (2-Hand-made)				
Shirts				
Working vacuum (1 sta.)				
Radio (1 set)	Carte Inv.			
Shirts (6)	19/2/1943			
Radio (Perfection)				
Radio				
Japanese rug (2)				
Radio and rope				
Radio				

E. & O. E.
7th DECEMBER, 1945.

[Signature]

12/7.

(A) Everything left at Hayes Island was so carefully tucked away in the attic of the KASHI (File 13224/2231) house, more than one careful search failed to locate it and it was not discovered until September, 1945.

(B) 7226 Balmain Street, Vancouver, belonged to Kwanichi KASHI, Reg. No. 03846, File 2869.

CHATELS SCHEDULE

File 2869.

Kwanichi SASAKI

Reg. No. 05846.

<u>"JP" Form (Apr. 8/42):</u>	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(1) Sewing machine	(12)		(54)	Owner's home, 7226 Balaclava St., Vancouver, B. C. Acknowledged by tenant Apr. 16/42.
(2) Stove		(53) 1 only		
(3) Heaters (2)				
(4) Living-room Furniture	(20) 1	(49) 1		
(5) Beds (8)				
(6) Bedroom Furniture		(36 & 39)		
(7) Farm tools				
(8) Carpenter's tools (few)		1/6/43		
(9) Lumber				

Mrs. Glasebrook's (tenant)
letter (Dec. 5/42) advising
shipment of chattels:

(10) Baby carriage	5/12/42
(11) Cedar chest	5/12/42

Evacuee's letter (June 26/43)
asking for shipments:

(12) Sewing Machine	(22)	Basement of 7226 Balaclava St., Vancouver, B. C.
(13) Pinking Machine		
(14) Beds & Springs (2)	(20)	
(15) Baby's crib & mattress	(21)	
(16) All pots, pans & lids	(28)	
(17) Iron bottles & bowls	(29 & 30)	
(18) Comforter	(33)	
(19) Embroidered Bedspread		
	(24)	

Custodian Release Form
(July 19/43):

(20) Brown Beds (2) & Springs	9/8/43 (1)	Missing (see Aug. 9/43)
(21) Baby's Crib & Mattress	9/8/43 & (35)	
(22) Sewing Machine	9/8/43	Missing (see Aug. 9/43)
(23) Pinking Machine		
(24) Embroidered Bedspread		Missing (see Aug. 9/43)
(25) Comforters (2)	(33) (1)	
(26) Lunch kits (2)	9/8/43 (1)	Missing (see Aug. 9/43)
(27) Thermos bottles (3)	9/8/43 (1)	
(28) Kitchenware (pots, pans, lids)	9/8/43	Missing (see Aug. 9/43)
(29) Iron bottles	9/8/43	
(30) Rice bowls & chopsticks	9/8/43	Missing (see Aug. 9/43)
(31) Silver cup in box		
(32) Box of silk scraps	9/8/43	

(Over)

CHATEL'S SCHEDULE...Page 2.

File 2869.

B.C.S.C. letter (Oct. 20/43)
advising shipment:

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(33) Comforter	20/10/43			
(34) Baby's bath	20/10/43			
(35) Baby's crib	20/10/43			

Auction Sheet (Mar. 13/44):

(36) Bundle of wooden rakes	13/3/44
(37) Junk (3 boxes)	13/3/44
(38) Penny and free	13/3/44
(39) Hoe & 2 shovels	13/3/44
(40) Lacrosse stick & blind	13/3/44
(41) Gun boots	13/3/44
(42) Cast iron pot	13/3/44
(43) Bowl & contents	13/3/44
(44) Platform scales	13/3/44
(45) Glass jars (5)	13/3/44
(46) Wooden cupboard	13/3/44
(47) Wooden cupboard	13/3/44
(48) Japanese window screens	13/3/44
(49) Bed and Spring	13/3/44
(50) Miscellaneous (2 boxes)	13/3/44
(51) Wooden cupboard	13/3/44
(52) Calc. tank & tub	13/3/44
(53) Heater	13/3/44

Custodian Warehouse Memo
(Mar. 14/44):

(54) Rusted range	Abandoned
(55) Junk (4 boxes)	Abandoned

Custodian Warehouse Receipt
(Mar. 20/44):

(56) Mattresses (2)	Discarded (see Mar. 20/44)
(57) Cartons (5)	Abandoned (see Mar. 20/44)

Chattels Memo (May 1/44):

(58) Planes	9/6/44	) See "A" below) Moved from 7226 Balaclava St. to 992 Powell St., Vanor.
(59) Band Saw	9/6/44	
(60) Motor (5 H.P.)	9/6/44	
(61) Shafting & Pulleys and Accessories	9/6/44	

(Over)

CHATTLE SCHEDULE, Page 3.

File 2869.

Evacuee's letter (Jan. 7/46):	Shipped	Sold	Stored	Remarks
(62) Dresser set			(6)	Balacleva Street, Vancouver, B. C.
(63) Beds (6) (received 1)			(5)	
(64) Kitchen stoves (2)			(2)	
(65) Radios (2)			(3)	
(66) Electric toaster				
(67) Gas stove				
(68) Storage battery			(8)	
(69) Carpenter tools			(8)	
(70) Wrenches				Wayne Island, B.C.
(71) Ford engine				
(72) Incubators (3)				
(73) Hangle cutter				
(74) Gas boat engine (5 H.P.)				

E. & O. E.
28th JULY, 1947.

[Signature]

RGB/P.

NOTE: (A) - Kwanichi SASAKI advised (June 23/47) that these articles (58-61) were the property of Takeo ENDO, File 9632 and net proceeds (\$773.40) have been transferred (July 24/47) to latter's account.

(B) - The fact that (4), (5) & (6), besides other items, are shown as unaccounted for appears to imply substantial shortages but this is not borne out by other evidence on file. In our letters of Feb. 14/44, and again on Mar. 8/46, this evacuee was advised that: "there appeared to be very little left by you in the way of furniture or personal effects", a statement that has not been questioned, and pointing to little being there in the first place, or, as some times happened, liquidation by owner subsequent to date of his original declaration.

*Orig. Pub
8/17/45*

NAME SAKATA, Kuanichi

REGISTRATION NO. 9344

FILE NO. 2049

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. March 13, 1944.

Bundle of wooden rakes
3 Boxes of junk
Pewie & fork
Hoes & 2 shovels
Laurie's stick & blind
Gun boots
Cast iron pot
Bowl & contents
Platform scales
5 Glass jars
Wooden cupboard
Wooden cupboard
Jap window screens
Bed & spring
2 Boxes of miscellaneous
Wooden cupboard
Galvanized tank & tub
Halter

✓ \$3.50 T
0.60 *rust*
✓ 1.75 T
✓ 0.50 T
0.25 *rust*
1.00 "
✓ 0.50 K
✓ 0.30 K
✓ 10.00 ✓
✓ 0.50 K
1.25 F
0.75 F
1.00 *rust*
✓ 1.25 ✓
0.25 *rust*
✓ 0.50 F
0.75 *rust*
✓ 8.00 ✓

Total:

\$ 32.65

Less Expenses: (Auctioneer's Fee: \$3.26
(Advertising: 0.48
(Moving: 2.75)

\$ 6.49

Net Proceeds Credited:

\$ 26.16

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No. Vancouver 13

Remarks.

No inventory list on file

FIRE INSURANCE SUMMARY

File No. 2869.

Awanichi SASAKI - Reg. No. 05846.
2225 Dalmeida St., Vancouver, B.C.

This dwelling was insured in favour of the Mortgagees, by MacGregor, Greery & Farmer, and insurance renewed 12th June 1943, in London Assurance Co., policy 258096, \$1000.00, for 3 years, expiring 12th June 1943. Premium of \$5.50 was paid by MacGregor, Greery & Farmer and a refund of \$5.12 charged to the purchaser on assignment of policy.

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

March 11th, 1947.

Ian Macpherson
Ian Macpherson.

IM:JS

LIABILITIES SUMMARY

File 2869.

Kwanichi SASAKI

Reg. No. 05846.

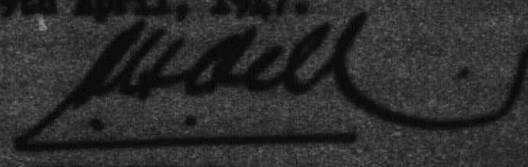
\$2,000.00 T. Kadonaga. Declared by evanase on his "JP" form (Apr. 8/47). No such claim has been filed by any Creditor of that name and there is no other reference to this item on record. No action has been taken by this office and declarant is being advised today that this office has taken, and will take, no action with regard thereto.

\$ 300.00 A. Adachi. Declared by evanase on his "JP" form (Apr. 8/47). No such claim has been filed by any Creditor of that name and there is no other reference to this item on record. No action has been taken by this office and declarant is being advised today that this office has taken, and will take, no action with regard thereto.

There are no other claims recorded in this file.

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

29th April, 1947.



RGE/P.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Sasaki Kwanichi

File No. 2869

Reg. No.

Company Monarch Life

Agency Vancouver

Policy No. 76412

Premium - \$

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS:

OFFICE OF THE CUSTODY
JAPANESE

RECEIVED
SEP 21 1942

Dept of Secretary of State
Office of the Custodian
Japanese Evacuation Section

Beel
7226 Balclutha St.
Nane. B. 6
Sept 18/42

Dear Sirs:-

With reference to 'phone conversation today -
would like to inform you regarding file NO. 9632.

There is 3000 ft. lumber here belonging to Takes
Endo # 01561. (which was ~~to~~ what the men from
the B. C. forest Service were measuring today here.)
That is practically all yellow cedar.

There is also a little lumber here belonging to
Hwanichi Sasaki File NO. 2869. ~~with~~ Shears.

Perhaps this small amount of information will
help you in finding out which lumber it was ~~which~~ ^{that}
you wrote the letter about.

Yours truly,
Mrs. J. Blazebrook.

September, 21, 1942.

Mr. Kwanichi Sasaki,
Registration #05846,
Lethbridge, Alta.

Dear Sir:

When you registered with us on April 8th last among other things "lumber" was listed as being at 7226 Balaclava Avenue.

There is some lumber at that location but we have been informed that it does not all belong to you. There is some fir, red cedar and yellow cedar. Will you please give us as much information as you can regarding what is there and what actually belongs to you.

The lumber will not improve by remaining at this location and theft is quite a possibility.

We believe the Forestry Department might be interested in the purchase and use of this lumber and in view of conditions because of war, supplies such as lumber are needed and it would appear desirable to sell this at a fair price.

Kindly let us have a reply to this letter by return.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

2869 & 9632

Your Ref. O.L. 81282 - Fraser
River Repair Station.

September 22, 1942

Department of Lands,
Forest Branch,
Marine Building,
Vancouver, B. C.

Attention Mr. MacDonald

Dear Sirs:

We thank you for your letter of the 18th instant in which you supplied us with an inventory of the lumber which is located at 7226 Balclava Street.

From information we have now received and on looking up our files, it would appear that most of this lumber, said to be approximately 3000 ft. belongs to Mr. T. Endo and the balance we believe belongs to Mr. K. Sasaki.

We have written to both these parties in connection with this lumber and stating that you may be interested in the purchase of it and asking them for any comments which they may wish to make.

When writing to us further in connection with this matter will you kindly refer to our files Nos. 2869 and 9632.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

PLEASE ADDRESS CORRESPONDENCE TO
THE DISTRICT FORESTER



OFFICE OF DISTRICT FORESTER

MARINE BUILDING
VANCOUVER, B.C.

September 23rd, 1942.

DEPARTMENT OF LANDS
FOREST BRANCH

File: OI. #3282, Fraser River
Repair Station

Your Files: 2862
9632

with Alexander

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

Attention Mr. F. S. Shears

Dear Sir:

With reference to our letter of September 18th and yours of September 22nd in connection with lumber stored at 7226 Balaclava Street, this is to advise that we have been authorized by the Chief Forester to submit an offer for the lumber in question of \$45.00 per M.

This lumber is much inferior to the Maikawa lumber, which we purchased through The Canadian Credit Men's Association, and this offer is submitted on that basis.

Yours truly,

J. G. MacDonald
J. G. MacDonald,
Fire Inspector.

JCM/mt

2869 & 9632

September 28, 1942

Mr. Kwanichi Sasaki,
Reg. No. 05846,
Lethbridge, Alta.

Dear Sir:

Referring to our letter of September 21,
we have received an offer from the Forest Branch
of the Department of Lands offering \$45.00 per
month ~~month~~ for the lumber at 7226 Balaclava Street.
Will you kindly advise us if this is acceptable to
you and also let us know the description of the
lumber belonging to you.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

2869

Dec. 11, 1942.

Mr. Kwanichi SASAKI, #05846,
c/o J. A. Potts,
Coalmurst, Alberta.

Dear Sir:

With reference to your letter of October 16th, we note that you are not willing to sell your lumber left at 7226 Malachuk Street. Neither is Mr. Takeo Endo.

We have written to the latter that we have no objection to his refusing to sell, but wonder whether he would not be wise to reconsider his decision. We have pointed out to him that Mrs. Glasbrook will not accept any responsibility for fire or theft and neither of course, can we.

As this lumber will be useful in the war effort and may deteriorate if not sold, we think you too would be wise to dispose of it.

If you do change your mind, please be sure to let us know exactly how much of the lumber belongs to you and how much to Mr. Takeo Endo.

Yours truly,

H. F. Green,
Protection Department.

HFG:AS

No answer 5-2-43 - no further
action necessary

PLEASE ADDRESS CORRESPONDENCE TO
THE DISTRICT FORESTER



DEPARTMENT OF LANDS
FOREST BRANCH

OFFICE OF DISTRICT FORESTER
MARINE BUILDING
VANCOUVER, B.C.

May 18th, 1943

01 #3282 Fraser River
Plant

Custodian of Enemy Property,
506 Royal Bank Building,
Hasting & Granville Street,
VANCOUVER, B. C.

EXCUTION SECTION	
MAY 19 1943	
File No.	2869
Ass.	275
Referred	<i>Scott</i>

Dear Sir:

Attention Mr. Shears

With reference to the correspondence which passed between yourself and this office in connection with boat lumber stored at 7226 Balaclava Street, Vancouver, B. C., owned by Messrs. Kwanichi Sasaki, & R. Endow.

It is noted that this lumber is still stored at the address mentioned. Furthermore, it is rapidly deteriorating. In view of the acute situation with regards lumber of all kinds, and particularly boat lumber, it is felt that something should be done to release the lumber in question. I would be glad if you would take the matter up further with a view to making some arrangement whereby we can arrange a sale. The Department is quite prepared to pay the ~~going~~ rate for this lumber giving due consideration to the ~~fact~~ that this lumber has deteriorated since it was piled outside at the Balaclava street address.

We would be glad if you would take this matter up and advise us at your earliest convenience.

Yours truly,

J. G. MacDonald
J. G. MacDonald,
Assistant Forester.

JGM/fr

MEMORANDUM

File Nos.: 2869
9632

April 13th, 1943

To: Mr. C. C. Robinson

From: Mr. H. F. Green

Re: SASAKI, Kwanichi
ENDO, Takeo

Confirming our conversation the other day,
it will be in order to sell all the lumber left by
these Japanese at 7226 Balaclava Street for \$250.00 of
which \$200.00 is to be credited to Kwanichi Sasaki's
account and \$50.00 to Takeo Endo.

HFG:IF

MEMORANDUM

File Nos.: 2869
9632

April 22nd, 1943

To: Mr. Sterling

From: Mr. Green

Re: Kwanichi SASAKI
ENDO, Takeo

Mr. Robinson has sold the lumber belonging to these Japanese left at 7226 Balaclava Street for \$250.00 to the B. C. Packers. The arrangement was actually made, I think, with Mr. Clugston of the Celtic Cannery. In case Mr. Robinson did not leave you a memorandum to collect this money, would you kindly arrange to do so at your convenience?

HFG:IF

C O P Y

2869

November 8th, 1943.

Mr. Kwanichi SASAKI,
Registration No. 05846
C/o Mr. J. A. Potts,
Coalhurst, Alta.

Dear Sir:

Re: Catalogue No. 23
7226 Balaclava Street
A/10/194

Please be informed that 7226 Balaclava Street has been sold as of August 31st for the sum of \$2,200.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale Price		\$2,200.00
Less commission @ 5%	\$110.00	
" taxes paid	43.66	
" discharge of mortgage paid	574.65	<u>728.31</u>
Net credit to your account		<u>\$1,471.69</u>

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA

cc B. C. Security Commission

2869 & 5158.

December 10th, 1943.

Mr. Kwanichi SASAKI,
Registration No. 05846,
c/o Mr. J. A. Fotts,
Coalhurst, Alta.

Dear Sir:

Re: Tokutaro NAKATSU - Reg. 04535 (File 6841)

We understand that the Dwelling built on Mayne Island by the above Evacuee is situated on your land and to enable us to check and if necessary correct our records, we would be obliged if you would let us have your prompt and full reply to the following questions:

- (1) Is the House referred to above built on Lot "B", Subdiv. of Section 1, Plan 2501 (64.12 acres)? *Yes.*
- (2) If not, where is it situated?
- (3) Does the House still belong to Tokutaro NAKATSU? If not, to whom does it belong? *Yes.*
- (4) On what terms and conditions did Tokutaro NAKATSU hold the land on which he built his house? *No terms or conditions*

It would be appreciated if you would reply to these questions as soon as possible. We enclose a stamped addressed envelope for the purpose.

Yours truly,

R. C. Bell,
Administration Department.

RGB/P.
Encl.

EVACUATION SECTION	
Rec'd.	DEC 30 1943
File No.	2869 + 5158
Ans.	
Referred	<i>N. Bell</i>

*2869 sent to Nakamura
5158 " " " " " "
Nakanishi, Asahie, Reg # 00846
J. J. & B. B.
Oakland, California
December 28/43.*

*Department of the Army of State
Office of the Custodian
Japanese Evacuation Section*

Dear sir:

Referring to file no. 2869 & 5158.

Am answering to your letter of 10th, 1943.

(1) *Yes, It's built on lot "B" Subdiv. of Sec. 1, T. 25N1*

(2)

(3) *Yes, It was built by Tokutomi Nakatani (just the dwelling recently built.)*

(4) *There are no terms or conditions on land for Nakatani. He was only permitted build a house. The land and other buildings were rented to T. Toyama. Mr. Nakatani being a friend of Toyama's wanted to live close to Toyama's. I granted Nakatani to build a Dwelling.*

Yours Truly,

J. J. & B. B.

2869.
6841.

February 17th, 1944.

Mr. Kwanichi SASAKI,
Registration No. 05846,
c/o Mr. J. A. Potts,
Coalhurst, Alberta.

Dear Sir:

Re: Tokutaro NAKATSU - Reg. No. 04535.

We are in receipt of a letter from the British Columbia Security Commission regarding the House erected on your land by Mr. Tokutaro NAKATSU.

In your letter of the 28th December you stated that this Dwelling was "recently built", there being "no terms or conditions on land for Nakatsu" who built the house to be near his friend, Koyama, your tenant of the other buildings on this land.

In a letter dated 24th January, Mr. Nakatsu added the information that "understanding was made between myself and Mr. Sasaki that I pay him the sum of \$5.00 per annum as a rent of the land".

From the above we assumed that you were agreeable to Mr. Nakatsu retaining ownership of the house he had built (and any rent that might be derived therefrom) but from the report of your discussion with Mr. A. E. Russell it appears that you wish to exercise your right to claim ownership of the House as a result of Mr. Nakatsu having to vacate it when evacuated.

As the house in question was built on the strength of an informal but mutually satisfactory understanding between yourself and Mr. Nakatsu we would prefer to see the present status of house (and any rent to be derived therefrom) to be settled in the same way between yourself and Mr. Nakatsu. We are, therefore, sending the latter a copy of this letter and would ask you both to write and advise this office how this question is decided between you.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
c.c. to B. C. Security Commission.
Mr. Tokutaro NAKATSU.

*Repl. 6/3/44
claiming right
of ownership*

Coalhurst, Alberta

March 8, 1944.

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Fund

EVACUATION SECTION	
Rec'd	MAR 9 1944
File No.	2867, 6841
Ans.	J. H. H.
Referred	Butt

Dear sir:

Re: Nobutaro Nakatsu Reg. # 24535
File No. 2867 & 6841

In your letter dated February 17th
you have asked to decide the question
between Mr. Nakatsu and myself.

I have written to Mr. Nakatsu
about our full ownership of the house.
He understands that he has no claim
as ownership after he have left the
house which had no conditions or terms
made.

Yours truly
K. Sakaki

05846

2069 & 3499.

December 8th, 1945.

Mr. Kwanichi SASAKI,
Registration No. 05846,
Coalmurst, Alta.

Mr. Koji KASHIMA,
Registration No. 04874,
Twin, Alta.

Dear Sirs:

Re: Chattels ex 7226 Balaclava Street, Vancouver.

You both declared having left certain Chattels at 7226 Balaclava Street, Vancouver, which property has, as you know, been sold.

With the exception of 5 Cartons (contents not listed) and 2 mattresses, removed and stored in the name of Mr. Sasaki, all Chattels were sold by Auction. Copies of Auction sheets, also in the name of Kwanichi SASAKI, are enclosed herewith, and it would be appreciated if you would consult each other and advise us which items should be transferred from Mr. Sasaki's list and credited to Mr. Kashima.

We might add that we have taken all reasonable measures for the protection of personal goods, involving considerable expense in the employment of special staff, but due to the complexity of the task and the huge volume of goods handled it has not always been possible to identify detailed lists made by one person with those made by another, or to always account for discrepancies. Your co-operation in reconciling differences between yourselves would therefore be appreciated as it would enable us to close this department of these files.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

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

Phone Pacific 8181
Please Refer to 2869
File No. _____

**808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.**

March 5th, 1946

EVACUATION SECTION
MAR 7 1946
File No. _____
Admin. _____
Referral _____

Mr. E. S. Turrell,
7226 Balaclava Street,
Vancouver, B.C.

Dear Sir: Re: Kwanichi SASAKI, former owner
 of 7226 Balaclava St., Vancouver.

We have been going through the file of the above and find that we are unable to account for some chattels belonging to this Evacuee, which were signed for by you under date of June 12th, 1943. Will you kindly telephone the writer as early as possible as we may be able to clear the matter up on the telephone.

We are anxious to know if there are any chattels still left on the premises as, among other items, we cannot account for the bedroom and living room furniture.

Your early communication with this office will be appreciated.

Yours truly,

P. Douet,
Administration Department

PD/ER

March 8th, 1946.

Mr. Kwanichi SASAKI,
Registration No. 05846,
Barnwell, Alberta.

Dear Sir:

Respecting your property at 7226 Balaclava Street, Vancouver, which was sold in August 1943, and about which you have been fully advised, you will no doubt wish to have for your records one of our revised statements showing the net proceeds derived from this sale, the gross price being \$2200.00 and the net figure \$1535.18, after taking care of the balance of the mortgage in the amount of \$574.65.

For the purpose only of being able to make easy reference in this letter to chattels and equipment owned by you, which were sold by us, we are enclosing a copy of statement JL #793 (original of which was sent to you in February 1945), the front page of which refers to the sale of your property at Mayne Island and the reverse side is a statement of your account up to June 9th, 1944. It is this statement that the writer wishes to refer to.

We also enclose a further statement which is a continuation of the aforementioned statement and shows that your present credit balance is \$2942.18. We now refer to your letter of January 7th, 1946, which has recently been brought to the writer's attention and relates to chattels at 7226 Balaclava Street. We would in the first place refer to our letter of December 8th, and in reply to your query as to chattels owned by Mr. Koji KASHIMA, he writes us as follows under date of December 20th, 1945:

"I will arrange to meet Mr. K. Sasaki and settle with him. I believe that all the property left by me in your custody has been accounted for."

This, therefore, disposes of this aspect of the matter.

Dealing now with your chattels at Balaclava Street, on going through your file we find the following:

1. The following goods were despatched in December 1942 to Mrs. Sasaki by Mrs. Glasebrook, tenant at 7226 Balaclava Street:

1 - Baby Carriage
1 - Cedar Chest

Mr. Kwanichi SASAKI

- 2 -

March 8th, 1946

2. On August 9, 1943 the B. C. Security Commission shipped the following goods to you at Coalhurst, Alberta:

1 - brown bed, spring
& mattress
1 - baby crib & mattress
1 - sewing machine
1 - lunch kit
1 - Thermo bottle

All kitchen ware, pots & pans,
etc.
All rice bowls and chop sticks
1 box silk scraps
(at the time it was reported
that only 1 brown bed was found
and that no comforters or bed
spreads were found, and no sil-
ver cup.)

3. On February 14, 1944 we wrote to you in reply to your letter of January 17th advising that apart from the machinery stored in the shed at 7226 Balachlava Street, there appeared to be very little left by you in the way of furniture or personal effects. We stated that we were moving your chattels and that they would be sold by public auction. The goods that were salable were disposed of by auction on March 13, 1944, the net proceeds being \$26.16 as per auction list forwarded to you with our letter of December 8, 1945.
4. We now come to the machinery removed from your Balachlava Street property and would advise that this was advertised for sale in the press and was also appraised independently by Mr. Godfrey, of the Williams Machinery Company. Based on the valuation this equipment, consisting of one planer, one 5-H.P. motor, one band saw, shafting, pulleys, etc., was sold for a total sum of \$800.00 cash to Turners Boat Works, their offer being the highest received.

You will see from the statement enclosed that under dates April 11th and June 9th, 1944, proceeds from the auction sale (under headings 3 and 4) were credited to your account in the respective amounts mentioned.

So far as the beds are concerned, our Protection Department inform us that the mattresses had to be discarded owing to their bad condition, and this is in line with their usual practice. They state also that the springs were found to be rusted and in bad shape generally. The odd metal parts of the beds had no value and were discarded. They were unable to trace any of the other items mentioned in your letter as the goods removed by them, which had any value at all, were sold by auction as previously stated.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2

Kwanichi Sasaki

Reg 103846

Barnett, Alta

April 10, 1947

Department of the Secretary of State

Office of the Custodian

Japanese Evacuation Section

Vancouver, B.C.

EVACUATION SECTION	
APR 14 1947	
Rec'd	
File No.	2869
Ans.	
Referred	Retention

Dear Sir:

I would like to have the full sheet for the sale of my property sent. The reason is that we would have to settle our personal debts.

There are items that I do not understand in the balance sheet you had sent. For instance the Mortgage Balance come to \$574.65. The mortgage was for 550. In the sheet you had already deducted mortgage interest and etc. I would like to have an explanation.

Last of all I would like to complain that it is not my wish to have my properties sold. I would rather have it return but due to circumstance which was beyond my control, I'll have to accept the custodian's offer.

Refer to file # 2869

25/4: \$2942.18
as per St. of Mar. 8/46.

K. Sasaki

2869.

April 29th, 1947.

REGISTERED MAIL.

Mr. Kwanichi SASAKI,
Registration No. 05846,
Barnwell, Alta.

Dear Sir:

We are in receipt of your letter of the 10th instant on the subject of your account, and requesting the remittance of your funds in Custodian's hands.

The latter request has necessitated a review of your file and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

Real Property: Your Vancouver property (Cat. 23--7226 Balachlava Street) was sold (July 29/43) for \$2,200.00, as advised you at the time. The mortgage on the property (\$550.00) was duly paid off, and net proceeds (\$1,535.18) credited to your account on Nov. 8/43. In reply to your query with regard to the gross amount (\$574.65) paid to mortgagee we would explain that the \$24.65 to which you refer covered interest (@ 8%) to date of payment (Sept. 28/43), redemption bonus (3 months interest) as per mortgage contract, etc.

Your Mayne Island property (consisting of 64.12 acres of farmland, on which stood a dwelling, a barn, and outhouses, was one of a number of such properties purchased by The Director, Soldier Settlement & Veterans' Land Act as of Jan. 1/44. The prices paid were based on appraised values--in this case \$648.00--the net proceeds (\$625.31) being credited to your account as at January 1st, 1944.

Personal Property: Our records show most of the Household and Personal effects declared by you on your "JP" form to have been either shipped to you or sold. Articles having no sale value, or too little to justify the expense of handling or storage, were necessarily discarded. A few items included by you in your request for shipment dated July 19/43, are shown as missing. There is no evidence of these items (a baby crib, an embroidered bedspread, two comforters and a silver cup in box) being declared to this office prior to your application for shipment, and no trace of them was found at that time, or since.

Bills Receivable: An electric light deposit (\$1.88) was refunded by the Company and credited to your account in July, 1945.

Bank Accounts: A balance of \$5.04 declared by you to be in an account with the Royal Bank of Canada, Vancouver, did not come under our administration.

Mr. Kwanichi SASAKI.

Page 2.

April 29th, 1947.

Life Insurance: A Monarch Life policy for \$1000.00 declared by you remained in your possession and did not come under our administration.

Liabilities: The only debts recorded in your file are those declared by you--\$2000.00 owing to T. Kadenaga and \$300.00 owing to A. Adachi. No such claims were filed against you by the creditors named and consequently no action was taken by this office. We now propose to write these items off, leaving you to effect your own settlement.

Funds: The balance standing at the credit of your account at the present time remains the same as shown in our statement of the 8th March, 1946, \$2,942.18. This money is available to you and if you will advise us of the name and address of your bank we shall be glad to remit it to them for the credit of your account, or, if so desired, we will send you our cheque in your favour.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

Kwanichi Sasaki

Reg No. 05846.

Barnwell, Alta.

May 3, 1947

Department of the Secretary of State

Office of the Custodian

506 Royal Bank Building

Hastings and Granville

Vancouver, B.C.

EVACUATION SECTION	
MAY 7 1947	
Rec'd	2869
File No.	2869
Assn.	Mr Bell
Refused	

Dear Sir:—

Received your registered letter detailed with information about our account. In your review of our file, I find that all information is known through all your previous letters.

In exchange of letter has not brought me any results and by complaining further, I know it would do me no good.

I though not satisfied with various information on sales and prices, etc. But I'll have to settle our account because I cannot leave my debts unsettled so please send our account in cheque in my favour.

Yours truly,

K Sasaki

Copy made
for Mr. Shaver.
30/5/47

2869.

Mailed June 6/47

May 30th, 1947.

REGISTERED MAIL.

Mr. Kwanichi SASAKI,
Registration No. 05846,
Barnwall, Alta.

Dear Sir:

On the 29th ultimo we gave you a brief resume of our administration of your affairs and we have duly received your acknowledgment, requesting the remittance of your funds in our hands.

In compliance with this request we enclose our cheque in your favour for \$2,168.78, and carry forward a balance of \$773.40, the latter figure representing the net proceeds from sale of the following equipment:

Planer, Band Saw, 5 H.P. Motor, Shafting, Pulleys and accessories, sold by competitive sealed tenders		\$800.00
Cost of removal from 7226 Baladava Street to Custodian warehouse for better storage and inspection	\$18.00	
Advertising	\$ 8.60	\$ 26.60
		<u>\$773.40</u>

This equipment was stored on the premises of your Vancouver home but was not declared by you, and it is not clear from our records whether it belonged to you personally, or was simply stored by you on behalf of others, as in the case of the chattels of Koji KASHIMA (File 5499). We therefore require a specific declaration regarding the ownership of this equipment before we can release the proceeds of sale.

We enclose a stamped addressed envelope for your convenience and would appreciate your prompt reply, with the desired information.

Yours truly,

Reply 6/6/47
R. G. Bell,
Office of the Custodian.

RGE/P.
Encl. 2.

Mayers & Ratcliffe,
Mayne Island, B. C.
December 13, 1942.

Mr. Gavin Mouat,
GANGES, B. C.

Dear Mr. Mouat,

Cash.
Per

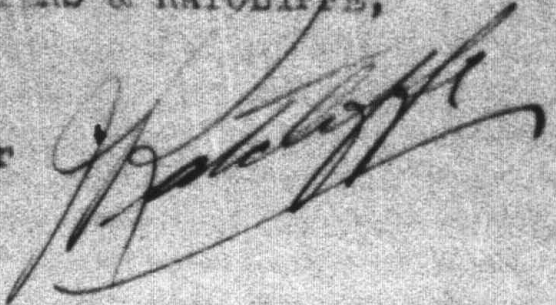
Referring to the property of K. Sasaki which adjoins that property which we now have under lease of T. Kadonaga's, the writer wishes to rent this said property on the basis of \$30.00 per year payable quarterly and attaches herewith his check for the amount of \$7.50 for the first quarter as and at from December 1st. The writer wishes this lease to run for the duration of his other agreements on Japanese properties as and at from the date previously mentioned.

It is understood that this rental does not include the dwelling houses which we are informed are being used for storage of the Japanese furniture and personal affects.

Trusting that the lease on this property will be verified and sincerely thanking you for past favours, we remain,

Yours very truly,

MAYERS & RATCLIFFE,

Per 

JR/AM
Enc.

CRUX & MCMASTER

Surveyors and Planners

G. F. MCMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

TELEPHONE MAHME 9377

EVACUATION SECTION

Rec'd MAR 13 1944

File No. 2869

Ans.

Referred *Shears*

March 10, 1944

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. Shears

Dear Sir:

Re: Lot "B", subdiv. Sec. 1, Plan 2501
Mayne Island

We enclose herewith a copy of letter from
Mr. I. T. Barnet of the Soldier Settlement Board regarding
information requested respecting the above property.

Yours truly,

CRUX & MCMASTER

PER

DC
A. G. DUNCAN CRUX

AGDC/OH
Encl.

64.12 acres - S.S.B. price \$648. -

A barn, chicken house etc. (rented by registered
owner Kwanichi SASAKI to A. Kogama) &
a practically new house owned by
Jotutarō NAKATSU.

Land assessed @ \$1000. -; Impts \$2,000. -

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE... J.L.708

218 Rogers Building,
VANCOUVER, B.C., March 6, 1944.

Attention: Mr. G. F. McMaster

Messrs. Owen & McMaster,
Barristers, etc.,
555 West Georgia Street,
VANCOUVER, B.C.

Dear Sir:

Re: Lot "B", subdiv. Sec. 1, Plan 2501,
Mayne Island

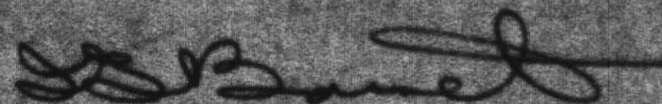
I have for acknowledgment your letter of
February 28th with enclosure from Mr. Shears.

My information is that the original dwelling
on this property is still standing, a derelict, and at one
time one to two thousand head of poultry were kept, but this
building is also valueless. A small building 16 x 24 x 9
was erected in fairly recent years and apparently was used
as a dwelling house, but is of very small value.

I have pointed out many times in discussing
properties with the Custodian, or his officials, that we have
found we cannot go by assessment values.

An additional copy of this letter is enclosed
in case you desire to send it to Mr. Shears.

Yours truly,



(I. T. Barnett)
District Superintendent.

ED:2

15th March, 1944.

Messrs. Crux & McMaster,
535 West Georgia Street,
Vancouver, B.C.

Dear Sirs:

Re: Kwanichi SASAKI
Lot "B" subdiv. Sec. 1, Plan 2501, Mayne Is.

We are in receipt of and thank you for your letter of the 10th instant enclosing a copy of a letter received by you from the Superintendent, Soldier Settlement and Veterans' Land Act.

We are aware of the opinion of the District Superintendent in regard to assessed values but in this case the omission of the building in question from the valuation might possibly explain the disparity between the assessed value of the property, namely \$3,000.00, and the appraisal of the Soldier Settlement Board of \$648.00, and this was the reason that the point was raised.

We do not think that the small building referred to by Mr. Barnett is the dwelling constructed by Tokutaro Nakatsu and referred to in our letter of the 18th February.

If our records indicate that a part of the property was not considered in the valuation you can appreciate the fact that as Trustees of the Japanese interests that the matter must be clarified on our file, especially in view of the fact that complaints and claims may possibly have to be reviewed by some Commission appointed for this purpose.

In this particular case, while the land is owned by Sasaki the house in question was erected on the land with his permission by Nakatsu and we may need to apportion the purchase price between the two Japanese.

We will be obliged if you will again refer this matter to the District Superintendent so that we can be advised as to whether or not the particular building referred to was considered when the valuation was made and was included in the offer to purchase.

Yours truly,

F. G. Shears,
Director.

FGS/PME

C O P Y

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Vancouver, B. C. March 24th, 1944

Messrs. Crux & McMaster
Randall Building
VANCOUVER, B.C.

8/2869.

Dear Sir:

Re: Kanichi Sasaki - Mayne Island
Lot "B" S/D Sec. 1, Plan 2501

I have your letter of March 22nd with a copy of a letter sent you from Mr. Shears. I do not know what more I can do in this matter.

The information with regard to the buildings was furnished you by Mr. Barnet in his letter of March 4th. In August, 1942, the old buildings were reported to be of use only for firewood, and the new building to be a 16' x 24' frame cabin, on a foundation of wood posts, worth \$150.00. Mr. Godfrey who made the appraisal, informs me that he has known the property for twenty years and that there is no possibility of any mistake. I do not question Mr. Shears right to satisfy himself and suggest that he had better have an inspection of the property made to find out what building, worth \$2300.00, is on the property.

Yours truly,

"W. K. CHANDLER"

Legal Adviser.

WKC/W



CANADA

SOLDIER SETTLEMENT	
EVACUATION SECTION	
JUN 7 1944	
Rec'd	
File No.	2869-5158
Ans.	
Referred	Bill

AND VETERANS' LAND ACT

2869
YOUR FILE NO. 5158
BC/703P
PLEASE QUOTE BC/705P

518 Rogers Building,
Vancouver, B. C.
June 6th, 1944.

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

Bill

Re: Lots "A" & "B" of Sec. 1,
Plan 2501, Mayne Island.

Dear Sir:

The dwelling house on Lot "B" and greenhouses on Lot "A", Mayne Island, are leased by A. Horton and, according to information obtained from your office, no rentals have been paid. We are now advised by the tenant in response to our request for payment that initial payment of \$50.00 was made by him on the first of October last year to Mr. Gavin Mouat, your agent for the Islands, and for which he holds a receipt.

It would be appreciated if you will kindly instruct your agent, who has evidently overlooked remitting to your office, to make immediate payment to Mr. J. D. Patterson, Regional Supervisor, 201 Campbell Building, Victoria.

Yours truly,

(I. T. Barnet)
District Superintendent

JK:MM

6241 & 2869.

June 8th, 1944.

Mr. Tokutaro HAKATSU,
Registration No. Q4535,
Greenwood, B. C.

Dear Sir:

Re: Ewanichi SASAKI - Reg. No. Q3846.

On the 17th February we sent you a copy of a letter we had that day written to Mr. Sasaki regarding the ownership of the house built by you on his land.

Under date of 6th March Mr. Sasaki replied as follows: "I have written to Mr. Hakatsu about our full ownership of the house. He understands that he has no claim as ownership after he have left the house which had no conditions or terms made." and to complete our records, we desire to have your confirmation, or contradiction.

We are sending this letter by registered mail to insure delivery and would appreciate your early acknowledgment. If we do not hear from you to the contrary within a reasonable time, say the 23/6/1944, we shall assume your agreement with the letter quoted above.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
REGISTERED MAIL.

File 2502.

To: Mr. P. G. Shaw.

FROM: Mr. B. G. Hall.

February 14th, 1944.

Re: Kunitaki SAKAKI - Est. No. 2504.

The Hays Island property of the above
Estate (Lot "B", Subd. of Section 1, Plan 2501) is being
taken over by the Soldier Settlement Board and your attention
is drawn to the great difference between the over-all price
they propose to pay and the apparent value of the property
as shown by Assessment and Tax Notices.

The property consists of 64.32 acres on which
the registered owner declared 1 Barn, 1 Chicken House, 1
Bunkhouse, 1 Shed, in addition to which he subsequently
claimed ownership of a building "recently constructed" by
his friend, Takahiro SAKAKI, (File 2541), who desires to
retain his ownership.

The assessed value of the Land is	\$1000.00
The assessed value of Improvements is	\$2000.00
or a total of	\$3000.00

For which the Soldier Settlement Board propose paying	\$ 621.00
--	-----------

This is a case where our trustee-ship records
would undoubtedly be greatly improved if this transaction could
be cancelled.

WGH/7.

MEMORANDUM

File 2869.

TO: Miss Charlotte Girard.

FROM: Mr. R. O. Bell.

July 24th, 1947.

Re: Kwanichi SASAKI - Reg. #05846.

Will you please transfer from the above file (2869) to File 9632, Takeo ENDO, Reg. No. 01561, the following articles sold by tender on June 9th, 1944:

Planer, Band Saw, 5 H.P. Motor, Shafting, Pulleys and Accessories	\$800.00
Less Moving and Advertising charges	<u>\$ 26.60</u>
Net proceeds to be transferred . . .	<u>\$773.40</u>

In his letter of June 23rd, 1947, Kwanichi SASAKI states that the above articles were owned by Takeo ENDO, having been only stored at the former's residence.

When this has been done please transfer File 9632 (attached) to Miss Matheson, to let her know that this closed account has been re-opened.

RGB/P.

Accounting Department:

Charge to File 2869 and credit to File 9632 as follows:

Received from Turners Boat Works - 9/6/44 -	\$800.00
Sale of Planer, Band Saw, 5 H. P. Motor etc.	
Less Expenses (see over for details)	<u>\$26.60</u>

Net proceeds to be transferred:

\$773.40

Transferred, July 31, 1947.

C. Girard

Lethbridge.
October 1, 1948.

DEFENCE BRIEF

Kwanichi SASAKI, Reg. No. 05846
File 2869
Case 741

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) Real Property (Cat. No. 23: 7226 Balaclava St.,
Vancouver - Lot 4, Block 10, D.L. 194,
Group 1, NWD., Plan 2242). 2½ acres.

Sold for

\$3,450.00 As per amended claim (Exhibit 741-1)
and Transcript (p.2, commencing at line 22)

\$2,200.00

Net amount of claim (Parcel "A"):

\$1,250.00

Evidence: Amended claim (Exhibit 741-1)
lists investment in this property as:

\$1,050.00 purchase price in 1930
\$ 250.00 tillage, weed eradication, etc.
\$2,250.00 dwelling, 1931
\$ 120.00 garage, 1931
\$ 60.00 chicken house, 1934
\$ 75.00 woodshed, 1939
\$ 550.00 greenhouse, 1940

\$4,355.00 total cost

\$3,450.00 estimated fair market value.

Custodian appraiser in his report dated
July 19th, 1943 (Exh. 741-6) described land
as low lying, near the Fraser River, and as
probably requiring draining and treatment
with lime. The dwelling is described as
having been neglected for a long time and
in very poor condition. Appraised at:

\$1,500.00 current (1943) market value
\$2,125.00 assessed value L: \$1125.00
\$ 84.63 taxes for 1943 I: \$1000.00

Witnesses: F. G. Shears.
D. W. Reeve (Appraiser).

- (2) Real Property (VLA - Lot "B" of Sec. 1, Mayne Island,
Cowichan District, Plan 2501, containing
64.12 acres more or less).

\$3,000.00 as per amended claim (Exh. 741-1, p.5)
and Transcript p.6, commencing line 2.

\$ 648.00

Net amount of claim (Parcel "B")

\$2,352.00

Evidence: Amended claim lists this
property as inherited from uncle in
1914 - valued at:

\$ 800.00 at that time.
\$1,500.00 clearing 3 & partly clearing 5 acres.
\$ 600.00 fencing.
\$4,000.00 cost of numerous buildings as listed.

\$6,900.00 cost of Land and Buildings

\$3,000.00 estimated fair market value.

(P.T.O.)

DEFENCE BRIEF.....Page 2.

Sold for

In his report on this property (Exh. 741-7) VLA appraiser described the land as unsuitable for cultivation, but as suitable for a fisherman. A "typical Japanese cabin" (16' x 24') was appraised at \$150.00, all other buildings on the land being described as of: "no other value than to salvage for fuel." VLA appraiser appraised (Aug. 19/42) Land at \$511.85, or a total of \$661.85.

\$ 600.00 I. T. Barnet (VLA) Appraisal (21/8/42).
\$3,000.00 Assessed Value (1944) - L: \$1000.00
- I: \$2000.00
\$ 9.97 Taxes (1944).

Witnesses: F. G. Shears.
T. Godfrey (Appraiser).
I. T. Barnet (VLA).

(3) Personal Property (Household Chattels, Incubators, Boat, etc.).

500.00 as per amended itemized claim (Exh. 741-1, pp. 9-10) and Transcript p.7 commencing line 29.

\$ 26.80

A 460. -

Withdrawn at hearing (Transcript p.12 commencing line 17)

\$ 40.00

~~Net amount of Personal Property Claim: \$ 433.20~~

Evidence: Custodian Personal Property claim analysis, as amended, Dec. 6/48, on basis of information obtained at hearing, shows the following disposition of chattels claimed for:

\$40.00 withdrawn at hearing (Transcript p.12).

\$ 7.00 abandoned (Office Memo (Mar. 14/44). ✓

\$91.00 auctioned for \$26.80.

\$91.00 auctioned for \$26.50.
\$24.00 no record at any time (Cust. Pers.
Property Claim Analysis).

338.00 not accounted for, theft &c.

460

Included in the last item (\$338.00) is a sum of \$100.00 for a small boat powered with an air cooled inboard motor, first mentioned by claimant in his letter of Jan. 7, 1946, and of which Custodian records carry no trace, as mentioned in Custodian Real & Personal Property Summary of June 28/48. Also under the same heading are 3 incubators (purchased in 1920, 1920 & 1925) valued at a total of \$100.00. Apart from "2 incubators" listed (in "JP" declaration) with chicken house on Mayne Island property - and believed sold with that real property - Custodian records carry no trace. Values indicated in balance (\$138.00) of this category are not supported by auction returns of goods sold; and the statement in our letter of Feb. 14/44, to the effect that "there would appear to be very little left by you in the way of furniture or personal effects" was not challenged.

DEFENCE BRIEF.....Page 3.

Witnesses: W. Wills (Staff).
Mrs. J. Glasebrook (Tenant).

\$6,950.00 Gross Total.

Net amount of Claim: \$4,035.20 \$2,914.80

VANCOUVER, B. C.
9th DECEMBER 1948.

RGE/P.

Summary of Witnesses

F. G. Shears.
D. W. Reeve (Appraiser).
T. Godfrey (Appraiser).
I. T. Barnet (VLA).
W. Wills (Staff).
Mrs. J. Glasebrook (Tenant).

Where
Required

(1) & (2)
(1)
(2)
(2)
(3)
(3)

Index to
Defence Brief Documents

- (A) DEFENCE BRIEF.
(B) TRANSCRIPT OF EVIDENCE.
(C) EXHIBITS:
(1) Exh. 741-1 (Amended itemised cl.)
(2) Exh. 741-2 (Photograph of RP).
(3) Exh. 741-3 (1943 Vanc'r. Tax Statement).
(4) Exh. 741-4 (1944 Wayne Island Tax Statement).
(5) Exh. 741-5 (Let. of 7/1/46 from Claimant re Chattels).
(6) Exh. 741-6 (Appraisal - Van. RP).
(7) Exh. 741-7 (Appraisal - Wayne Island RP).
(8) Exh. 741-8 (Cust. RP & PP Claim Analysis with RP Summaries attached).
(9) Exh. 741-9 (Cust. orig. PP Claim Analysis). See below for amended Analysis.
(10) Exh. 741-10 (Cust. "JP" Form).
(11) Exh. 741-11 (1941 Wayne Island Tax Statement).
SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
(12) Cert/Encumbrance (16/2/43) Van. RP
(13) RP Sales St. (7/2/46) Vanc'r. RP.
(14) St. of Account with above.
(15) Cert/Encumbrance (17/1/44) Wayne Island RP.
(16) RP Sales St. (24/1/45) Wayne Is. RP
(17) Cust. Chattels Schedule (28/7/47)
(18) Auction Sheet (13/3/44). Vanc'r.
(19) Cust. Memo (10/12/45) re abandoned chattels.
(20) Cust. Memo (14/3/44) re abandoned chattels.
(21) Original Claim (17/11/47).
(22) Let. (31/1/48) Counsel to V. & R. re line of defence.
(23) Amended Personal Property Anal.

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Rumichi SASAKI.

File 2869.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>	<u>Remarks</u>
(1) \$2,250.00	(A) Low lying lot of 2½ acres, Vancouver, B. C., AND (B) Farmland (64.12 acres), Mayne Island, B. C.	\$2,250.00	\$1,125.00 \$1,000.00	(See Remarks) \$511.85	(A) \$2,200.00	(1) Included in this item (\$2,250.00) are two properties, (A) A parcel of 2½ acres of low-lying land near the Fraser River within the City limits of Vancouver, B. C., and (B) A parcel of 64.12 acres on Mayne Island, described by VLA appraiser as mostly rocky treed slope not worth clearing.
(2) \$4,200.00	(A) Dwelling, Greenhouse and other outhouses on (A) above, AND (B) Uninhabitable house on (B) above	\$4,200.00	\$1,000.00 \$2,000.00	(See Remarks) \$150.00	(B) \$ 648.00	(2) The dwelling on (A) is described by appraiser as having been "neglected for a long time", front and back steps needing rebuilding; outbuildings are described as "in fair condition". The dwelling (16' x 24') on (B) is described by VLA appraiser as being in good repair. Another old dwelling is described as not habitable and poultry houses for 2000 birds as being "in disrepair and of no other value than to salvage for fuel."
\$6,450.00	Claimant's total (gross)					
\$2,845.00	Acknowledged Custodian Credits					
\$3,605.00	Amount of Real Property Claim					
(3) \$ 500.00	Chattels as listed	\$ 500.00				
\$ 26.16	Acknowledged Custodian Credit					
\$ 473.84	Amount of Personal Property Claim					
\$4,078.84	Total amount of Claim					

EXHIBIT NO. 741-8
DATE October 1, 1948
FILED BY Grace

\$ 26.16

(3) Attached Personal Property Analysis calls for the following comments on the 3 main items (each of \$100.00): First (bedroom set) appears to be covered by the last paragraph of our letter of Mar. 8/46 to claimant, reading: "So far as the beds

are concerned, our Protection Department inform us that the mattresses had to be discarded owing to their bad condition, and this is in line with their usual practice. They state also that the springs were found to be rusted and in bad shape generally. The old metal parts of the beds had no value and were discarded. They were unable to trace any of the other items mentioned in your letter as the goods removed by them, which had any value at all, were sold by auction as previously stated." The second (a "5 H.P. gas boat") was first mentioned in claimant's letter of January 7th, 1946, and presumably refers to a small boat powered with an air-cooled inboard motor, of which our records carry no trace. The third is for 3 incubators, of which we have no trace beyond the "2 incubators" mentioned in "JP"

(OVER)

(OVER)

CASE NO. 741.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
KWANICHI SASAKI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
 Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Sasaki,
In Chief.

THE SECRETARY: Case No. 741, Kwanichi Sasaki.

KWANICHI SASAKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a form called a summary of evidence
containing a description of your land?

A Yes.

Q And the clearing, and planting, and the buildings,
and the second piece of land which you own on
Wayne Island? A: Yes.

Q And the clearing and buildings on that, and then
a list of your personal property with the values?

A Yes.

Q Is that your signature? A: Yes.

Q Was this claim prepared by you with the help of
an interpreter in my office?

A Yes.

Q Now, are these statements of your property and the
improvements and the values true statements?

A Yes.

Q Let us take Lot 4 in the City of Vancouver; that
was near Kerrisdale, was it?

A Yes.

Q Kerrisdale is a section of the City of Vancouver
itself? A: Yes.

Q And you had two and a half acres, about, there?

A Yes.

Q When you bought it in 1930, I believe you paid
\$1050.00 for it, is that right?

3
K. Sasaki,
In Chief.

A Yes.

Q At that time it was just full of weeds and there were no buildings or improvements on it?

A Yes.

Q Now, you improved that and planted an acre and a half of strawberries and 5000 tomato plants?

A Yes. The tomatoes were in the greenhouse.

Q Oh, you built a greenhouse too?

A Yes.

10 Q And that cost you, the planting cost you \$250.00, about?

A: Yes. There is \$200.00 for the strawberry plants and \$50.00 for cleaning the weeds and putting the land into cultivation.

Q But that \$250.00 didn't include the 5000 tomato plants?

A: No.

Q Now, you built a house and some other buildings there and they cost you \$3055.00?

A Yes.

20 Q Now, that made the total cost of the property to you \$4355.00, but you only valued it at the time of your evacuation at \$3450.00?

A Yes.

Q Was that value of \$3450.00 a reasonable value for that property?

A: Yes, I estimated it cheaply, low.

Q You estimated it low?

A: Yes.

Q Yes. Now, the Custodian sold that property for \$2200.00, do you know that?

30 A Yes.

K. Sasaki,
In Chief.

Q Was that a fair price? A: No.
Q I will show you a picture (indicating); will you
look at that? A: Yes.

Q What is that picture? A: That is the
house I was living in.

Q That is the house that you have just been talking
about that you are claiming?

A Yes.

10 Q And was that in as good condition as that when
you were evacuated? A: Yes.

Q And at the back, that building there, is that the
garage? A: Yes.

Q The building at the back is the garage for which
you are claiming for? A: Yes.

MR. VIRTUE: I will put in the Summary as an exhibit.
(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: And the photograph of the house.
(PHOTOGRAPH MARKED EXHIBIT No. 2).

MR. RICE: That is the house on Parcel 1?

20 MR. VIRTUE: Yes, parcel 1.

Q That was on Balmain Street, wasn't it?

A Yes.

Q Do you know roughly how much the population of
Vancouver increased from 1930 when you bought
this lot until 1942 when you were evacuated?

A No, I don't know.

Q Well, do you know that it grew very greatly?

A Yes, I know it increased considerably.

Q And the Kerrisdale district particularly was settled
up to a great extent?

K. Sasaki,
In Chief.

MR. RICE: Are you giving evidence, or is the claimant doing it?

A Yes.

THE SUB-COMMISSIONER: I suppose Mr. Justice Bird will know that in any event.

MR. VIRTUE: I think he will take judicial notice of that anyway.

I am putting in at this time the assessment notice.

10

(NOTICE MARKED EXHIBIT NO. 3).

MR. RICE: Just what does it show? Is that 1942?

THE SECRETARY: 1942.

THE SUB-COMMISSIONER: Q: How far is this property from the centre of the city, say the Vancouver Hotel?

A: It is in the heart of the city.

Q How far from the Vancouver Hotel?

A About five miles. Yes, about five miles.

Q Yes. Go ahead.

20

MR. VIRTUE: Q: About how far is it from the City Hall in Vancouver, the new City Hall?

THE SUB-COMMISSIONER: That would be farther away still.

MR. VIRTUE: No, the City Hall is closer to the property. The City Hall is out along Granville Street.

A About the same.

THE SUB-COMMISSIONER: Yes, I imagine it is about the same.

MR. VIRTUE: Q: Well, how far is this property, the Balmain Street property from the business section of Kerrisdale, about how many blocks?

30

6
K. Sasaki,
In Chief.

A It is within two miles.

Q Now, you also had another property on Wayne Island?

A Yes.

Q About 64 acres?

A: Yes.

Q You got that by inheritance from your uncle, I believe, in 1914?

A: Yes, I received that from my uncle.

Q And you figured at that time it was worth about \$800.00?

A: Yes, I estimated.

10 Q It was just bushland and stumps then?

A Yes.

Q You cleared part of it? A: Yes.

Q And you value your clearing and fencing at \$2100.00?

A Yes.

Q Now, you put a bunch of buildings on that which I believe cost you \$4000.00?

A Yes.

Q That made the total cost to you, including the inheritance, \$6900.00, but you are only claiming

at the time of evacuation it had a value of

\$3000.00?

A: Yes, that is correct.

Q What do you say about that valuation of \$3000.00, was that a moderate value or what?

A Yes.

Q The Sustodian sold that 64 acres complete for \$648.00; what do you say about that?

A I think it is unfair.

Q Unfair?

A: Yes.

MR. VIRTUE: If my learned friend will let me have the assessment notice for that I will put it in now.

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E. Sasaki,
in Chief.

(Document to Mr. Virtue)

I am putting in the assessment notice for 1944,
which my learned friend furnishes me, land,
\$1000.00, improvements, \$2000.00, assessed value,
\$3000.00.

THE SUB-COMMISSIONER: Exhibit No. 4.

(ASSESSMENT MARKED EXHIBIT NO. 4).

10 MR. RICH: I have another tax statement here
for 1943, and perhaps we should put in the 1943
assessment notice along with Exhibit 3 that my
learned friend has filed. The only addition
there is that it shows the taxable valuation.
I don't know whether it means anything, but
the improvements and land values are the same
as those set forth in Exhibit 3, but the assessment
notice I have in my hand sets forth the value for
taxation of \$1625.00, which is not included in
the other one.

20 THE SUB-COMMISSIONER: That is on the Korrisdake property?

MR. RICH: Yes. And I suggest it be put in as part
of Exhibit 3. The assessment is the same, and
the only addition is the value for taxation.

MR. VIRTUE: The value is the same. They assessed it
and then taxed it at a certain price.

THE SUB-COMMISSIONER: Yes, the same as they do in
many cities. Attach it to Exhibit 3, and that
will make it complete.

(DOCUMENT MARKED AS PART OF EXHIBIT NO. 3).

30 MR. VIRTUE: Q: Now, you have a list of your personal
property, the household effects and your incubators

K. Sasaki,
In Chief.

and so on. Do you see that? Now, did you leave that personal property behind when you were evacuated?

A: Only the things

I left behind was included in it.

Q You have only listed here the things that were left behind?

A: Yes.

Q Are the values you have placed on your personal property reasonable values? A: Yes.

Q All right, thank you. Would my learned friend let me have the claimant's letter of January 7th, 1946, to the Custodian.

(Letter to Mr. Virtue).

And also a report regarding the Vancouver property of the 19th of July, 1943.

MR. RICH: You mean an appraisal made by Johnson, Reeve & Watson?

MR. VIRTUE: Yes.

(Document to Mr. Virtue).

Q I show you a letter dated January 7th, 1946; is that signed by you? A: Yes.

MR. VIRTUE: I will offer this as an exhibit, sir, and I will read it in the meantime.

"Department of the Secretary of State,"
and so on,

"Dear Sir:

Re: Chattels - Balachava Street.

"Received your letter and lists of chattels sale. I find many articles not included. I believe less than 10 per cent is listed. From your list I cannot find anything

K. Sasaki,
In Chief.

of value belonging to Mr. Kashima.

"I would like to know what has happened to other chattels belonging to me and Mr. Kashima.

"I am enclosing a list of some articles of value which we left behind.

"Yours truly,

"K. Sasaki."

And then on the list he gives with regard to Mr. Kashima, a roll of carpets and a kitchen stove, and then follows a list of his own stuff which he says has not been accounted for, including both Balaclava Street and the Mayne Island property.

(DOCUMENTS MARKED EXHIBIT NO. 5).

MR. VIRTUE: This wasn't the report I wanted, Mr. Rice; it is a report dated the 19th of July.

MR. RICE: That is dated the 19th of July.

MR. VIRTUE: Evidently that is not what I wanted.

MR. RICE: I know of no other report.

MR. VIRTUE: It might be that I have taken down the wrong notation.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value, I mean, both parcels were.

I am submitting that the chattels sold by the Custodian were sold for their fair market value.

I am submitting that a boat referred to in the claimant's claim was not declared by the claimant in his J.P. form, and the first knowledge that the Custodian had regarding this boat was that referred to in the letter filed as Exhibit

K. Sasaki,
Cross Exam.

5, and dated January 7th, 1946, and the Custodian is, therefore, not responsible for its loss.

I submit any articles that the Custodian may be held responsible for in any manner that the claim made to the same by the claimant is exorbitant.

I wish to tender as an exhibit an appraisal of Parcel 1 made by Johnson, Reeve & Watson, Valuations, arbitrations, Insurance, Real Estate, of Vancouver, wherein they appraised the value of Parcel 1 at \$1500.00.

(APPRAISAL MARKED EXHIBIT NO. 6).

THE SUB-COMMISSIONER: That is the Kerrisdale property, is it?

MR. RICE: Yes, that is the city property.

I tender a farm appraisal report respecting parcel 2.

(APPRAISAL REPORT MARKED EXHIBIT NO. 7).

MR. RICE: I submit as an exhibit a claim on real and personal property summary and real property summaries dealing with both parcels.

(SUMMARIES MARKED EXHIBIT NO. 8).

MR. RICE: I tender an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 9).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 8th of April, 1942 (indicating); does that document bear your signature?

A: Yes.

K. Sasaki,
Gross Exam.

Q That is your signature? A: Yes.

MR. RICE: I tender the claimant's J.P. form.
(J.P. FORM MARKED EXHIBIT NO. 10).

MR. RICE: Q: In your personal property claim you
are claiming a baby crib and mattress, was that
not shipped to you? A: No, I didn't
receive it.

Q Did the Custodian ever write you and say that the
baby crib and mattress was being shipped?

10 A Yes, I believe a letter came but the goods themselves
didn't arrive. I reported it through the local
representative of the British Columbia Security
Commission that they hadn't arrived.

Q Well, the sewing machine, you received that?

A Yes, I received that.

Q And the bed, spring and mattress, didn't you get
that?

A: Yes. I asked
for two but only one came.

Q And you say the baby crib and the mattress you
did not receive?

20 A: No. They just
sent me one very old mattress, which wasn't much
use to me.

Q Well, the kitchenware, pots and pans, you got
those, did you not?

A: I received a few
things, but they weren't the things I needed; they
were just odds and ends.

Q Well, the rice bowls and chop sticks, did you
receive those?

A: Yes, I believe
there were some of those.

30 Q The lunch kit and thermo bottle?

A

K. Sasaki,
Cross Exam.

A Yes, I received that but it was broken.

Q Now, your claim says that you purchased a bed, spring and mattress for \$30.00, a dresser for \$25.00, and chiffonier for \$20.00 in 1938, and after using them four years you valued them at the same figures. These three items here (indicating). He said he bought the bed for \$30.00, the dresser for \$25.00 and the chiffonier for \$20.00, and he says after using them four years that they are still worth that amount; is that right or is that a mistake?

A: I think there must be a mistake as to the amounts filled in the price paid column. I think they cost more than, and I estimated they were worth these amounts in the value column. My son is sitting there and he knows more about these prices.

Q Then you have "Miscellaneous, total value, \$40.00." Now, you proceed to list nine articles that total \$40.00. Is there a mistake there? If you will add up the next nine articles you will get that.

MR. VIRTUE: Wait just a second, Mr. Rice, I may be able to clear that up for you.

MR. RICE: I mean, the items are separated between "miscellaneous" and "bedroom set".

A Yes, the items down in miscellaneous up to bedroom set, those are the items which all together total \$40.00.

Q So that there is \$40.00 too much there in the claim then. The incubators, what were they, oil burning incubators?

A: Yes, kerosene.

K. Sasaki,
Cross Exam.

Q Keresano?

A: Yes.

Q Well, had you discarded them as no good?

A No, I was intending to use them again; I put them aside carefully to be used again.

Q I thought they were all using electric incubators out there now?

A: These incubators were on Mayne Island and it was difficult to get electricity.

Q You have a house valued at \$150.00 that you say doesn't belong to you?

MR. VIRTUE: Well, go on and repeat the rest of what he says, Mr. Rice, please.

A No, that house is actually mine, but I asked the lawyer...

MR. VIRTUE: ...Are you referring to the Mayne Island property now, or the Balaclava Street property?

MR. RICE: Page 7 is what I was referring to of your summary of evidence.

MR. VIRTUE: That is the Mayne Island property.

A When I was in the lawyer's office I asked that this phrase "did not belong to Mr. Sasaki" be struck out.

MR. RICE: Q: You asked that it be struck out?

A Yes, the phrase "Did not belong to Mr. Sasaki."

MR. VIRTUE: If my learned friend will excuse me, this has nothing to do with the cross-examination, but it is susceptible to a very easy explanation. This land valuation which is listed, \$150.00, he is claiming this that it isn't his house, but it affects the valuation that the valuer arrived

K. Sasaki,
Gross Exam.

at.

MR. RICE: On page 7 there is a house valued at \$150.00, "house valued at \$150.00 on Custodian appraisal, did not belong to Mr. Sasaki," and now he says that that should be struck out, he said it should be when he was in the lawyer's office.

MR. VIRTUE: That is what we did. We put that on a memorandum to be fair.

THE SUB-COMMISSIONER: The witness asked that that phrase be struck out in the valuation or the description of the article, which does he mean now?

A The phrase "did not belong to Mr. Sasaki" is struck out on the witness's own copy, and he requested that that be struck out similarly in the lawyer's office.

THE SUB-COMMISSIONER: Is the claim \$150.00 for the building then?

MR. RICE: It is \$250.00 for the building.

A The \$150.00 is the appraisal of the Custodian.

THE SUB-COMMISSIONER: May I see that copy of his. Oh, he has just got a note here, "Note: house valued at \$150.00 on Custodian appraisal" and then the words "did not belong to Mr. Sasaki" struck out in ink. Now, I do not know what you have got on yours.

MR. RICE: That isn't on mine.

MR. VIRTUE: Well, I think it is pretty easy to get to the bottom of this thing. Perhaps your Honour would ask him a question. On the Mayne Island

K. Sasaki,
Cross Exam.

property a appraisal form the appraiser gives a house valued at \$150.00. I think it is a simple matter to ask him, Did that house belong to him or not.

MR. RICE: I don't see any house valued at \$150.00.

MR. VIRTUE: Maybe your copy is different to mine. There it is.

MR. RICE: I am referring to page 6.

MR. VIRTUE: I am referring to the appraisal report.

10 THE SUB-COMMISSIONER: Page 6 of Exhibit 17

MR. RICE: Well, 6 or 7. 7 is the item that I referred to. That is on page 7, on the top of the page, the note, "House valued at \$150.00 on Custodian appraisal did not belong to Mr. Sasaki."

THE SUB-COMMISSIONER: Well, I do not know what explanation he has got for that, but he has got those last words, "did not belong to Mr. Sasaki" struck out in ink on his own copy.

MR. RICE: I understood him to say that he had asked his lawyer to strike it out.

THE SUB-COMMISSIONER: Yes, that is what he said.

MR. RICE: Q: Were there any houses on your property that didn't belong to you?

THE SUB-COMMISSIONER: That is the Mayne Island property?

MR. RICE: Yes, it would be on the Mayne Island.

A Yes, there was a house that had been erected by a Mr. Nakatsu, but it was erected by Nakatsu on my property and, therefore, it rightly belonged to me.

THE SUB-COMMISSIONER: Now, that is the explanation. What I mean, the appraiser for the Custodian has

K. Sasaki,
Cross Exam.

valued the land at \$511.85, as shown on Exhibit 7, and apparently the person who prepared the Exhibit 1 put on the document that the house was appraised at \$150.00 but did not belong to Mr. Sasaki, and he says it does belong to him.

MR. VIRTUE: But on the previous page there is a note, that is on page 6, "House built by Nakatsu and by agreement with Nakatsu, Sasaki is claiming for it."

10 THE SUB-COMMISSIONER: Quite so. So that Section 9 on page 7 of Exhibit 1 should be now changed to add \$150.00 as improvements, shouldn't it, so that the appraisal would be in line with the appraisal of the appraiser, Exhibit 7. Do you see what I mean?

MR. VIRTUE: It looks to me now, I am floundering about, but it looks to me in view of the explanation on page 6 that the house was built by Nakatsu but that Sasaki is, by agreement, claiming for it. It looks to me as if the note on page 7, "Note: house valued at \$150.00 on Custodian appraisal did not belong to Mr. Sasaki" should be struck off entirely.

20 THE SUB-COMMISSIONER: Section 9 is supposed to be the valuations as established by the Crown's representative and, therefore, there should be opposite "Improvements" \$150.00, and the total brought up to \$661.85.

MR. RICH: No, your Honour, the two houses are added to the list on page 6 of Exhibit 1.

MR. VIRTUE: We are talking about your appraisal now, that is all.

K. Sasaki,
Cross Exam.

MR. RICE: Yes.

MR. VIRTUE: It is all very simple.

MR. RICE: A minute ago you admitted you were confused.

MR. VIRTUE: It is clear now.

MR. RICE: It isn't clear in my mind.

MR. VIRTUE: If you will excuse me. You have that in your own appraisal, a house at \$150.00, and that is the one that Nakatsu put up.

MR. RICE: You have two houses on page 6 though on the same place.

MR. VIRTUE: The only difference is that we are adding that \$150.00 that you have appraised in your appraisal form and adding it to the \$511.85 and that brings it to \$661.85.

MR. RICE: Yes, but I am still contending that you set forth that you have buildings put up on Mayne Island, one house costing \$800.00 and the other costing \$250.00.

THE SUB-COMMISSIONER: What Mr. Rice wants to know, I think, in view of the error what about that second house valued at \$250.00; is that house on Mayne Island?

MR. VIRTUE: Undoubtedly it is.

THE SUB-COMMISSIONER: Is it?

MR. VIRTUE: Your Honour might ask him this, Is that house valued at \$250.00 the Nakatsu house.

MR. RICE: There isn't a thing to suggest that.

THE SUB-COMMISSIONER: Are there two houses on Mayne Island then?

MR. RICE: That is what the statement says.

K. Sasaki,
Cross Exam.

THE SUB-COMMISSIONER: Q: Are there two houses on
Mayne Island?

A Yes. Mine is the old one, built in 1924, and the
Nakatsu house was built in 1939.

Q: Oh, I see.

MR. RICE: Q: You mean your house was built in 1924,
don't you? A: Yes.

Q And the house built in 1939 is the Nakatsu house?

THE SUB-COMMISSIONER: That is what he said.

10

MR. RICE: So that has been added in to the claim and
makes the total of \$4000.00.

MR. VIRTUE: And he says by agreement with Nakatsu he
was to claim for it.

MR. RICE: Q: Now, is Nakatsu claiming for it, or do
you know? A: I don't know.

THE SUB-COMMISSIONER: Nakatsu is not the uncle who is
now deceased?

MR. VIRTUE: No.

THE SUB-COMMISSIONER: That is another man.

20

MR. VIRTUE: Yes.

MR. RICE: Q: Before you were evacuated you leased or
turned over the Balaeclava Street property to your
agents, Messrs. MacGregor, Greery & Partners Limited,
to look after and rent the same?

A Yes.

Q And they rented the place to John Glasebrook for
\$15.00 a month? A: Yes, I think so.

Q And the next year they leased the place to E. S.
Turrell? A: I don't know.

30

Q All right.

K. Sasaki,
Re Direct.

THE SUB-COMMISSIONER: Any more questions, Mr. Virtue?

MR. VIRTUE: Yes, sir, I want to ask him about one thing.

RE DIRECT EXAMINATION BY MR. VIRTUE:

Q I am curious about this boat. When you left where did you leave your gas boat?

A On Mayne Island.

Q Well, in your J.P. form that you signed just about the time that you were evacuated you didn't show anything on Mayne Island, you just showed your Balaclava Street property; do you see that?

A I forget all about it.

Q You forget all about your Mayne Island stuff, is that what you mean? A: Yes, I forget about the Mayne Island stuff.

Q And that is where your boat was at. The Mayne Island was more of a fishing proposition, wasn't it?

A No. I had used it previously for fishing, but not for sometime, and I had loaned it to my brother.

Q Now, I also want to put in, sir, the assessment for 1941 on the Mayne Island property, and it is the same as the other.

(ASSESSMENT MARKED EXHIBIT NO. 11).

MR. VIRTUE: I want to call attention to Exhibit 6, sir, which is the appraisal of the Balaclava Street, Kerrisdale, property. And I call attention to the fact that it does not correspond in the slightest degree with the photograph. There is something wrong there, because that does not

K. Sasaki,
Discussion.

correspond with the photograph which was put in and about which there is no doubt. I am merely calling attention to that as we pass.

I also call attention to the farm appraisal report covering the Mayne Island property. "Roads: Yes, gravelled public road, fair, to N.W. corner line." "Water supply: A good constant well near buildings." "Is dwelling habitable without repairs? Yes. The 16 x 24 is quite habitable as it is. Typical Japanese cabin, cheaply constructed, suitable for bachelor." That is all, thank you.

THE SUB-COMMISSIONER: On page 9 of Exhibit 1 is a list of his personal property. Ask him who prepared that? Ask him who prepared the whole thing?

A I prepared it.

Q And also inserted the prices paid for the different articles, prepared the whole thing?

A Yes.

Q Now, are they using, generally speaking, on the mainland of British Columbia, electric or oil burning incubators?

A: On the mainland?

Q Yes, not on the Mayne Island, on the mainland?

A Well, some are using electric incubators, and some are still using oil burning incubators.

Q Some are still using oil burning incubators?

A Yes.

Q All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DIX)

I hereby certify the foregoing transcript correct.

"S.K. HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER