

3835

SURREY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATIONNAME: SASSA, TaunekiHOME ADDRESS: R.R. No. 4, New Westminster, B.C.REGISTRATION NUMBER 12614 SEX: Male AGE: 55OCCUPATION: 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: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: Yoshio 3734ADDRESS OF WIFE OR HUSBAND: R.R. No. 1, New Westminster, B.C.NAMES OF ANY LIVING CHILDREN: Eiko (F) Miyeko Ruth (F) Tauneyoshi (M)ADDRESS OF CHILDREN: R.R. No. 4, New Westminster, B.C.AGE OF CHILDREN: 15 years 14 years 4 years**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot No. 1, Block 7, Quarter Sec. 9, 34
Block 5N, RW 2, Map 880

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling 26' x 30', woodshed 14' x 30'
chicken house 22' x 22' and 16' x 40', barn, 16 x 24'.

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

4. TAXES (Amount and where payable) \$28.13 per year. Municipality of Surrey.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN. ~~strawberries, black currants, asparagus~~
rubarb, fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1

2. LANDLORD'S NAME AND ADDRESS. Myself

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 clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, carpenter tools,
farm implements, in my house at B.R. 4, New Westminster, B.C.
Key will be left in care of Mr. McKenzie, B.R. 4, New Westminster

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 20-year endowment policy with the Confederation Life
for my son TsuneYoshi SASSA. Beneficiary myself. Policy in my possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 15th day of April 1942.

(Signature)

T. Sassa

[Signature]
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Dec. 29/42.

Our File No. 3835

Full Name SASSA, Tsuneki
(Surname in Block Letters)

Registration No. 12614 ☒ Male - Female
(Check)

Age May 11, 1886

Former Address R. R. #4, New Westminster, B. C.

Date Evacuated April /42. Naturalized - Canadian-Born - ☒ National
(Check)

Present Address c/o Neil Hogensen, Stirling, Alta.

c/o M. P. NEMETH, RAYMOND, ALTA. (RCMP Sept 18/47)

☒ Married - Single
(Check)

Name of Wife (OKOMOTO) Yoshio #12615

Name of Husband _____

Name of Mother ----- Name of Father Dec'd.

Names of Children under 16 Eiko (F) Nov. 10/26

Miyeko (F) April 24/28

Tsuneyoshi (M) July 23/37

Requested by C. Girard Registered with Custodian Yes
(Yes or No)

Additional Information Farmer

REAL PROPERTY SUMMARY

File 3835

V.L.A. B. C. 564-P

JAPANESE NAME: Tsuneki SASSA - - Reg. No. 12614.

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

PROPERTY ADDRESS: 285 Peace Arch Highway, Surrey, B. C.

LEGAL DESCRIPTION: The North half of Lot 7 of Section 34 Block 5 North Range 2 West Map 880 being all that portion of said Lot 7 lying North of a straight line bisecting the East and West boundaries thereof SAVE AND EXCEPT that portion taken for the Peace Arch Highway as shewn on Map 6363.

TITLE: In the name of Tsuneki SASSA.

ENCUMBRANCE: Vesting in Custodian 25491, 26th February 1943.

ASSESSED VALUE: 1942 -
Land \$525.00
Improvements \$900.00 Total \$1425.00 Taxes \$32.19.

CLASSIFICATION: Inspector reported on May 30, 1942, a farm of 5 acres with $1\frac{1}{2}$ acres strawberries, $\frac{1}{2}$ acres black currants, $\frac{1}{4}$ acre asparagus, $\frac{1}{4}$ acre rhubarb with $1\frac{1}{2}$ storey house 27 x 27, 6 rooms, fair condition, chicken house 16 x 40 and 22 x 22, woodshed 14 x 30, barn of no value. Property occupied at time of inspection by Daniel McKENZIE.

HISTORY OF ADMINISTRATION: Rented by SASSA to Daniel Kenneth McKENZIE on the 17th April 1942, for the duration of the war, at a rental of \$200.00 for the first year of which \$150.00 was paid to SASSA and \$32.19 paid by the tenant ~~and~~ taxes for 1942, and the balance of \$17.81 paid to the Custodian. Lease was handed to The Director The Veterans' Land Act on the 3rd August 1943.

SOLD: To The Director The Veterans' Land Act for \$785.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tsuneki SASSA, Sale price \$785.00, plus balance of 1942 rent, \$17.81, total \$802.81; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$783.81.

TITLE: Included in C. of T. 169010-E and payment of consideration included in cheque to Custodian dated March 7th, 1944.

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

DATED February 19, 1946.

IM:ML

Saul Macpherson

BC 564-P

3835
Nth

Farm Appraisal Report

File No. JL 506

Land Description Lot 7- Sec- 34- Blk. 5-W. Range 2. R.R. 4 New Westminster B.C.
House No. 285- Pacific Highway. (rented to Don. Hollenbie) next door

Containing 5. Acres

Owner's Name Tammi Sasse Post Office Address R.R. 4 Westminster

Nearest Rail Point New Westminster Distance 3 miles

Market Town New Westminster Distance 3 miles

Church (give denomination) Various Distance 3 miles

Nearest School Simon Cunningham Distance 1/2 mile

State how property was identified: Map and by enquiry.

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

It fronts on the Pacific Highway.

Is this district a good one? not especially from an agricultural view point.

Employment opportunity It is not difficult to get employment, industrial, at the present time, in New Westminster.

Predominating Nationality and religion: Various.

Describe Fencing and its condition: good fence on the south side only. Value \$

Water supply: well with rope and bucket Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 30	frame	1 1/2 sty	shing	20	wood	poor	\$300.00
Hen house	24 x 24	frame	6	shing	15	posts	poor	25.00
BARN	x							
Old H. House	16 x 46	frame	of	no value.				
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 325.00

Total Value Buildings add to farm \$ 300.00

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

Describe the basement and chimneys: Brick chimney on bracket no basement

No. rooms downstairs? 4 Upstairs? 2 How finished wood down not finished up

Are buildings painted? no Condition of paint n.a.

Distance from nearest bush

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

Cultivated Land

BC/564-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5	undulating	0 to 12 in. sandy clay loam to sandy loam	sandy loam to gravel in places	1.15 as strawberries .40 as grain. 72 as .38 as asparagus .40 as rhubarb. 38 .40 as weeds	asparagus currents \$100.00	\$500.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$500.00

Total added by buildings to value of farm \$200.00

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

Total value of farm \$ 700.00

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

Has been occupied for over twenty years in a fairly good state
of cultivation.

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

small fruits garden truck and maybe some poultry.

Noxious weeds:

very few, the odd Canada Thistle

Give approximate detail and Corporation of Surrey Taxes \$ 32.19
amount of all annual taxes and
names of Taxing Authorities:

Date: July 14th 1942

Place: New Westminster B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 9 day of July 1942.

Inspector's Signature

H. J. McLean

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

Farm Appraisal Report

Remarks: This property fronts on the highway, immediately north of Don. McKenzie Store and gas station, he has it leased from the Jap near for the duration of the war for the present year, he paid the owner \$ 150.00 a sh, took care of the taxes and hands in the difference between that and the two hundred to the Custodian. For the years 1943 and thereafter he pays the taxes only. He is to keep the land in good tillth, and the buildings in repair.

The hold parcel is cultivated, the soil on the front end, that is facing the highway, is quite good, with proper handling it is able to produce good crops, small fruits, garden truck or hay, but on the back end from about two thirds of the way down it becomes light with a gravelly sub-soil, not bad berry ground. The place seems to have been well farmed, over a period of years, but the buildings are poor, apart from the old house there are none of them with any real value.

As an agricultural layout, that is, one upon which a man might be expected to make a living for himself and a family for the proceeds of what can be produced, it is not hopeful. But, the fact that it is situated a stone's throw to New Westminster, and right on a main highway gives it a value as a home for some one who might be otherwise employed. Since it runs through to the road on the west it is also capable of sub-division to make two, or three more places, and doubtless if placed on the market, even as it is, would bring in the neighbourhood of two hundred dollars an acre for the land or say fifteen hundred for the lay out as it sits today. McKenzie tells me that he paid sixteen hundred for the five acres adjoining two years ago and it was not all in cultivation. (FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

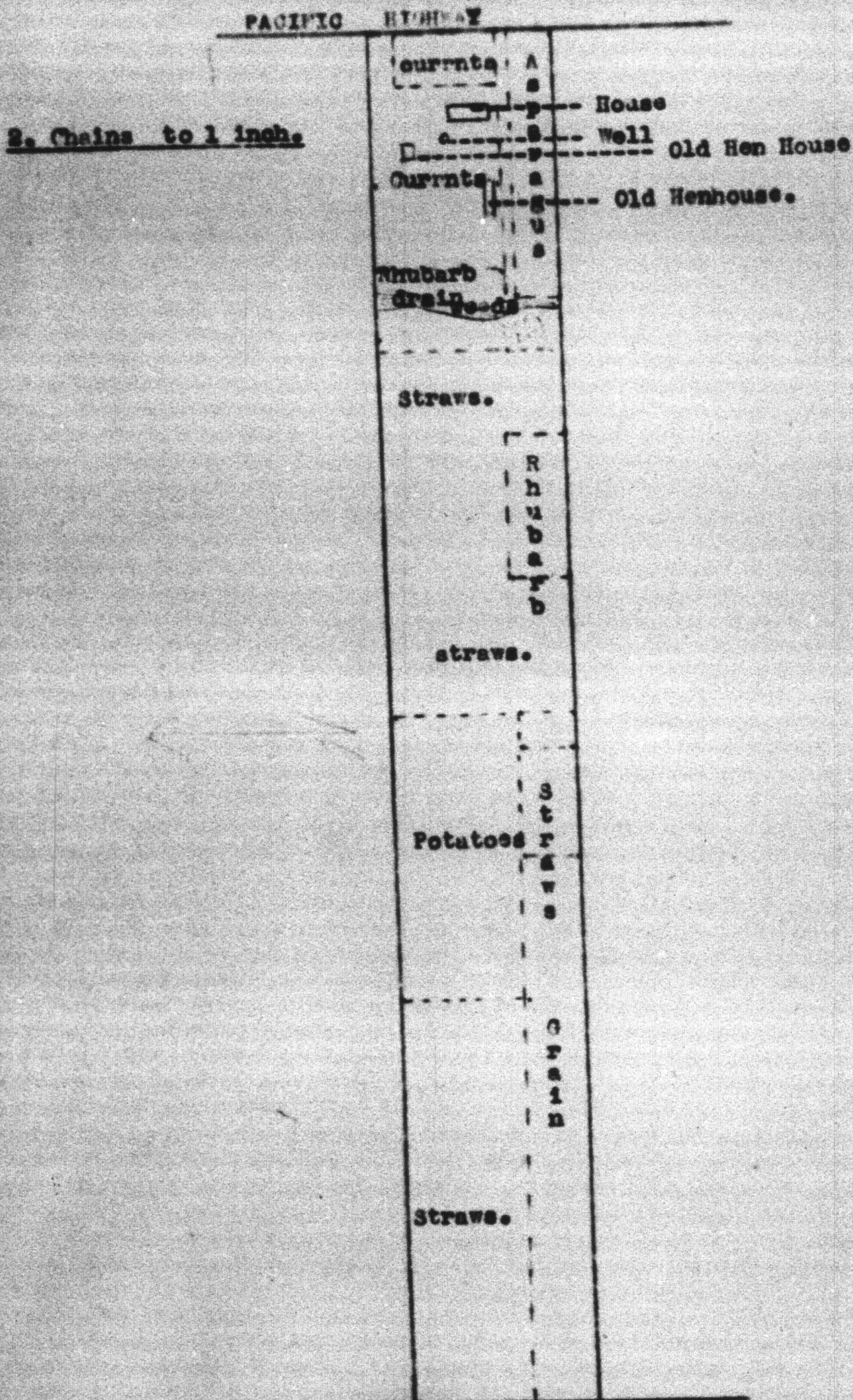
There are eleven old apple trees and one cherry, but these have had little care and I have not put a value on them.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property Tauneki Sassa.

Lot 7- 38034- Blk 5 N. Range 2
Surrey.



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

value is \$ 1000.00

Date 10th July. 1922.

"J.T. BARNET"
District Superintendent.

File No. 3835

September 18, 1947.

PERSONAL PROPERTY
SUMMARY

Re: (Mr.) Tsuneki SASSA
Registration No. 12614

CHATELS: Tsuneki SASSA declared the following, in his JP Form dated April 15, 1942, as being in his house at R.R. 4, New Westminster, B. C.:
"Household furniture, kitchen utensils, chinaware, carpenter tools, farm implements."
He also stated that the key would be left in care of Mr. McKenzie, R.R. 4, New Westminster.
For disposition of the above effects please see Chattel Summary on this File.

SPECIFIED ARTICLES: Mr. SASSA did not declare owning any Specified Articles and none appear on file.

LIFE INSURANCE: Mr. SASSA declared the following:
"\$1000 20-year endowment policy with the Confederation Life for my son Tsuneyoshi SASSA. Beneficiary myself. Policy in my possession."
The above policy did not come under the control of the Custodian at any time.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

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


.....

WJJ/HMS

J. M. STREIGHT

BARRISTER
AND
SOLICITOR

TELEPHONE N. W. 69
POST OFFICE BOX 200

SUITE 217
WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B.C.

April 10th 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 11 1942

Mr. C.L. Drewry,
Custodian,
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

Kindly advise if your office will approve the following arrangement to be made between D. McKenzie, Parks Board Chairman of the City of New Westminster, and one, Sassa, a Japanese, of King George Highway, R.R. #4 New Westminster.

Not Reg.
Sassa has 5 acres of land which he is willing to lease for one year to Mr. McKenzie, who has the adjoining 10 acres, for the sum of \$200.00. There is 1 3/4 acres in strawberries and the rest in rhubarb, currants and asparagus.

Mr. McKenzie is to purchase the fertilizer and supply all labor. The berry crop should have the fertilizer on it as soon as possible and the place should be looked after as weeds must be kept down and the plants not allowed to go to waste.

Please advise if your department will consent to such an arrangement.

JMS*WP

Yours very truly,

Jm Straight

April 16, 1942.

J. M. Streight, Esq.,
Barrister and Solicitor,
Suite 217 - Westminster Trust Bldg.,
NEW WESTMINSTER, B. C.

Dear Sir:

Re: Sassa, R.R.#4, New Westminster.

Thank you for your letter of April 10th. As the Japanese individual mentioned in your letter obviously has not been evacuated and as we have no record of his having entrusted us with his property, the Custodian's office has no objection but would very much appreciate being favoured in due course with a copy of the lease in question.

Following this Japanese gentleman's evacuation, any sums becoming payable to him should be sent to this office by Mr. McKensie, in the form of a cheque made payable to the order of G. W. McPherson, Deputy Custodian.

If, at this time, you could favour us with the full name of the Japanese individual in question, we would be extremely grateful.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA:BM

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 3835

MUNICIPALITY:

Date: May 30/42

NAME: SASSA, Tsuneki

REGISTRATION NO. 12614

ADDRESS: 285 Peace Arch Highway, Surrey, R.R.#4, New West'r.

PROPERTY: Farm

ACREAGE: 5

KIND OF CROPS: straws Bl. currents Asparagus Rhubarb

APPROXIMATE ACREAGE OF EACH: $1\frac{1}{2}$ $1\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$

HOUSE: Shingle VACANT: OCCUPIED X

DESCRIPTION $1\frac{1}{2}$ storey ROOF: Shingle

SIZE: 27 x 27 NO. OF ROOMS 6

CONDITION: Fair

OTHER BUILDINGS: Chick Hse. 16 x 40 F; chick hse. 22 x 22 F. Woodshed
14 x 30 F; Barn N.G.

NAME OF LESSEE OR RENTOR: Dan McKenzie

TERMS: \$200. 1 yr. and taxes for duration

WATER: none ON: OFF:

LIGHT: ON: X OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Bed & spring	1 dining table
1 roll tar paper	1 picture King & Queen
4 cartons	1 Elect. wall clock
utensils & dishes	
2 boxes	
1 gasoline plate	
1 elect. toaster	
2 Bed complete	
1 chest of drawers	
1 high chair	
7 kit. chairs	
2 dresser	
3 kit. cabinet	
1 range	
1 gramophone	
1 heater	
1 large mirror	

*Left in care of
McKenzie*

Signed:

[Signature]

INVENTORY OF CHATTELS BELONGING

TO

SASSA, Tsuneki # 12614

May 30. 1942

Which have been left in the care of : Mr. Dan McKENZIE.

285 Peace Arch Highway, New Westminster, B.C.

IN HOUSE UPSTAIRS

- 10 Qt. & 3 2 Qt sealers & 5 Pinta. used
- 12 Gramophone records *Sold with phonograph*
- 3 Boxes of Sake bottles
- Large quan. of books & magazines loose
- 1 Gal. glass jug
- 1 Egg scale used
- 1 single hole electric hot plate
- 1 Sal. Gas stove
- 1 Electric toaster
- 1 Bed warmer
- 2 Bake & 2 Pie pans
- 4 Pres. Curtain rods on windows
- 1 Crtn. pers. papers
- 1 Crtn. cont. Enamel pan & few clothes
- 1 Sheet of galv. iron 3' x 3' used
- 2 Iron pots *Sold (Pots & pans)*
- 1 Box cont. school books & pers. papers
- 1 Crtn. cont. 2 pie plates, 2 dolls, electric cord, few pot lids
- 1 frying pan & aluminum pot
- 1 Sal. school case
- 1 Egg crate complete
- 1 Box cont. bicycle chain, head light & battery
- 1 Suit case cont. school books
- 1 Picture in frame
- 2 Frame screened *No value*
- 1 Money counter
- 5 Beds complete (2 H.M.) & 3 mattresses
- 1 Old dresser & mirror
- 1 Old kitchen & 1 high chair
- 4 Tables (H.M.)
- 1 Bottle capper
- 1 Brass bound rice tub
- 1 Part roll of tar paper
- 4 2 x 12" 9' long. (Planned)
- 1 J.P.A. C.A.P.P. 3' x 20' *used in library*

*S. sold by auction 3/6/45
T. Clurey*

A abandoned

DOWNSTAIRS

- 1 Kitchen range
- 1 Electric clock *MISSING*
- 1 Sal. H.M. Cabinet
- 1 H.M. Clothes dryer
- 5 Blinds
- 1 H.M. Kitchen table *No value*
- 1 Large wardrobe & closet comb.
- 1 Gramophone
- 1 Heater
- 1 Sal. Books case H.M.
- 1 Wooden folding cot
- 1 Dresser with mirror
- 1 H.M. Chest of drawers
- 1 Large mirror & frame
- 1 Old fruit cabinet

*S.T. sold to tenant 16/5/45
Appraised by Trapp Motor Ltd.*

THE ABOVE ARTICLES HAVE BEEN LEFT IN MY CARE, AND I WILL BE RESPONSIBLE FOR THEIR SAFE KEEPING.

WITNESS *[Signature]* SIGNED *[Signature]*

OFFICE OF CUSTODIAN. *R. M. Anderson*

*12/9/45
Dan McKenzie states written to writer, that he did not sign this inventory on 9/5 of the numerous items of no apparent value*

AT WELL

App. 15' of $\frac{3}{4}$ " rope , Pail & pulley , 1 Clothes line in use.

WOODSHED

- 1 Feather chain
- 1 Wedge
- 5 Lbs. Berry wire.
- 2 Old H.M. Tables

BARN & PACKING SHED

- 10 Strawberry box shipping crates
- 16 Berry picker trays

Sm. chicken house

- 3 Sm. hoppers
- 1 Metal water trough.
- 1 Roll of chicken wire netting.
- 1 Ladder

LARGE CHICKEN HOUSE

- App. 95 Jam crates
- 4 Shipping crates
- 5 Part rolls of chicken wire netting
- 1 Hay fork
- 1 Old hoe
- 1 Feed hopper
- 2 Pieces of chain app. 4' each
- 2 Jap tubs
- App. 75 shippin crates
- App. 5 lbs. of berry wire
- 1 Old wheel barrow
- 1 Horse cultivator
- 1 Plow
- Quan. of bean poles
- 8 Wooden pails
- 7 Jap tubs (2)
- 1 Pail
- 1 Brass pan
- 1 Old shovel

Nothing of value left on property now.

Nothing of value left on property.

Nothing of value left on property.

Outside - 1 T.T. rain 7500

THE ABOVE ARTICLES HAVE BEEN LEFT IN MY CARE ? AND I WILL BE RESPONSIBLE FOR THEIR SAFE KEEPING.

WITNESS

J. Carlson

SIGNED

OFFICE OF CUSTODIAN.

Ron. Anderson.

20/5/45 It is likely that much of above was used by the tenants in course of their occupation.

J. M. STREIGHT

BARRISTER
AND
SOLICITOR

703
TELEPHONE N. W. REX
~~XXXXXXXXXXXX~~

405

SUITE ~~XXX~~
WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B.C.

June 20th 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 22 1942

Att: Mr. Richardson

Re: Tsuneki Sassa & Daniel K. McKenzie

Dear Sirs:

This lease is made out for the duration of the war. The term may be void for uncertainty and, therefore, I would like to have definite terms mentioned in same. */probably.*

Mr. McKenzie, who is a very reliable merchant and farmer, is spending \$60.00 on the house of the Japanese and is spending considerable money fertilizing and taking care of the strawberry plants. I suggested to him that I should contact your office before he spends any further monies and to obtain your consent to carry on for next year.

Mr. McKenzie is doing a great deal of work on this farm and I would like to have your approval of having him continue his lease. The farm is on the King George Highway next to the Pioneer Trading Post and your inspector can see same at any time. However, I would like to have a definite arrangement with your office that the lease will not be broken due to the fact that the term may be void for uncertainty. I do not wish to have my client spend more money and then have the lease cancelled. Mr. McKenzie is a very reliable person and is chairman of the New Westminster Parks Board of this city. His own farm is next door to the lessor.

Please reply as soon as possible.

JMSWP

Yours very truly,

J. M. Streight

Taxes approx \$30.00

*3835 24/6/42
Advised Sassa by phone
no answer.*

3835

24th September, 1942.

Mr. J. H. Straight,
Westminster Trust Bldg.,
New Westminster, B.C.

Dear Sir:

re: Tsuneki SASSA
& D.K. McKenzie.

According to the terms of the lease between the subject parties Mr. McKenzie was to pay the 1942 taxes on August 1st amounting to \$32.19, which would leave a balance of \$17.81 still to pay under the terms of the lease.

Will you kindly advise us if the taxes have been paid and, if so, we would appreciate receiving a receipt for same. If not, we suggest that you have Mr. McKenzie forward us his cheque in the amount of \$50.00 and we will pay the taxes direct from this office.

Thanking you in advance for your usual co-operation, we are,

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Canada

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

JAPANESE EVACUATION SECTION

File No. 3639

Reg. No. 12614

506 Royal Bank Building,
Vancouver, B. C.

APR 27 1944

Mr. Tsuneki SASAKI,
c/o Neil Hognesen,
Stirling, Alta.

Dear Sir:

Re: 265 Peace Arch Highway, New Westminster, B. C.
The North half of Lot 7 of Section 24, Block 5 North, Range 2
West, Map 880 being all that portion of said Lot 7 lying North
of a straight line bisecting the East and West boundaries there-
of, save & except that portion being taken for the Peace Arch
Highway as shown on Map 6363, C. of E. 51264.

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

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

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

Sale price of above described property	785.00
Add:	
Unexpired insurance premium as at January 1st, 1943	785.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	782.00

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

Yours truly,

F. G. SHEARS,
Director.

1963

Jan. 1

Balance Brought Forward

Credit to Sale of Property

Land Registry Office C. of E.

Debit

Credit

Balance

\$

\$ 17.61

\$ 17.61 Cr.

1.00

782.00

\$779.61

\$1.00

CR \$780.61

File No. 3835

May 16th, 1945

RE: Tsuneki SASSA, R. R. #4, New Westminster
#12614

In accordance with instructions received from the Custodian's office, Vancouver, B.C., we have appraised and sold to Mr. A. K. Millar, the following goods at the prices indicated below:

Mirror	\$5.00
Dresser	6.00
2 Kitchen chairs (damaged)	1.00
Chest of drawers	4.00
	<u>\$16.00</u>

credited to account

11/1/45

Less 10% appraisal fee	<u>1.60</u>
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<u>NET PROCEEDS</u>	<u><u>\$14.40</u></u>
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I certify that the foregoing is a true and fair appraisal.

TRAPP MOTORS, LTD.

SIGNED

[Signature]
TRAPP MOTORS LTD.

WITNESS:

[Signature]
Custodian Representative

SUBMITTED TO THE RURAL ADVISORY COMMITTEE ON 15/8/45

NAME BARBARA Trenchi

REGISTRATION NO. 12614

FILE NO. 1835

The following chattels were sold by public

auction at Surrey, B. C. on May 30, 1945.

- Mirror	\$ 0.25
X Range and heater	1.00
- Jars and iron board	0.75
- Extension table	1.50
X Pots and pans	0.50
- Chest and box	0.25
X Cot	1.00
- Couch	1.00
X Phonograph	3.00
- Box stove	3.00
X Cupboard - (kitchen cabinet)	3.00
- Hot plate	6.00

Total

Less Expenses:

(Auctioneer's Fee) \$ 2.12
(Advertising) 0.40
(Moving) 1.00

Net Proceeds Credited:

21.25

6.54

14.71

Members of Custodian Staff Present. W. J. Iverson

Extracted from Auctioneering List No. Surrey 13.

Remarks.

MEMORANDUM RE SALE OF CHATTELS

(Apert from Auction Sales)

FILE NO: 1635

NAME: SASSA, Tsuneki

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$15.00

PURCHASE PRICE: \$15.00

COMMITTEE'S APPROVAL: November 20, 1945.

PURCHASER'S FULL NAME: D. K. McKensie

ADDRESS: 41 Eighth St., New Westminster, B.C.

OCCUPATION: Wholesale Merchant

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

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY:

Nil

LIST OF CHATTELS SOLD: 1 Cultivator — 7
1 Plough — 8

\$15.00

CHattel SUMMARY

File No. 3835

October 16, 1945.

RE: Tsuneki SASSA

The above Japanese declared on April 15th, 1942, that his belongings were left in his dwelling on the King George Highway, R. R. #4, New Westminster. They consisted of household furniture, kitchen utensils, chinaware, carpenter's tools and farm implements.

No inventory was submitted to him for confirmation, but a list of effects found by our fieldmen is on this file dated, May 30th, 1942.

The property has been occupied by Mr. D. McEneaney since April 17th, 1942, and no chattels were included in the lease.

Mr. McEneaney declined to sign the list submitted by our fieldmen, as he pointed out that many items on that list would have no intrinsic value.

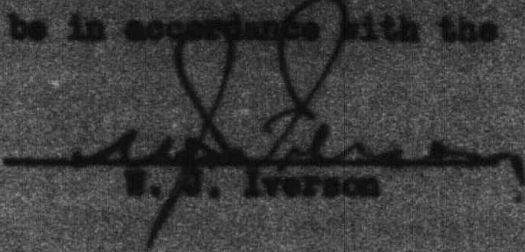
Prior to our auction #13 in Surrey, certain goods were removed to our auction rooms and sold under date of May 30th, 1945, the net proceeds of \$14.71, being credited to the account of Tsuneki SASSA.

Several other items of household effects were sold to the tenant under date of May 16th, 1945, the net proceeds of \$14.40 being credited to the above account.

It was found difficult to find or identify many of the small items listed on the inventory of chattels dated May 30th, 1942, and it can only be assumed that they were used by tenants of the house. An electric clock was missing.

Finally a horse cultivator and plough have been sold to Mr. D. McEneaney, the proceeds of this sale being credited to this account when the funds for same are received. *Revised Oct. 17/45*

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


W. J. Iverson

Oct. 16/45

WJI:LM

File No. 3835

October 17th, 1945.

RE: Tsuneki SASSA, R. R. #4, New Westminster

In accordance with instructions received from the Custodian's office, Vancouver, B.C., we have appraised and sold to Mr. D. K. McKenzie, the tenant, the following goods at the price indicated below:

1 Cultivator)
1 Plow (shears broken)) both for \$15.00

McKenzie.

Proceeds remitted direct to this office by Mr. D.K.

appraisal.

I certify that the foregoing is a true and fair

SIGNED

TRAPP MOTORS LTD.

WITNESS:

Custodian Representative

SUBMITTED TO THE RURAL ADVISORY COMMITTEE ON 20/11/45.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 3835

NAME: BASSA, Teuneki

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$16.00

PURCHASE PRICE: \$16.00

COMMITTEE'S APPROVAL: August 15, 1945.

PURCHASER'S FULL NAME: Mr. A. R. Miller.

ADDRESS: King George Highway,
New Westminster, B.C.

OCCUPATION:

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

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY:

Nil.

LIST OF CHATTELS SOLD:

Mirror	\$5.00
Dresser	\$6.00
2 Kitchen chairs (damaged)	\$1.00
Chest of drawers	\$4.00
	\$16.00

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 3835

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

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

September 18, 1947.

REGISTERED

Mr. Tsuneki SASSA,
Registration No. 12614,
c/o Mr. P. Nemeth,
Raymond, ALBERTA.

EVACUATION SECTION	
Rec'd	OCT 6 1947
File No.	3835
Ans.	
Referred	<i>Johnston</i>

Dear Sir:

We are enclosing herewith our cheque for the sum of \$827.92, which represents the total amount at credit in your account in this Office.

Kindly acknowledge receipt of this remittance at your early convenience.

Yours truly,

W. J. Johnston
W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (1)

P.S. We are also enclosing herewith a statment of your account with the Custodian.

Welling Alberta.
Sept. 29. 1947

Dept. of the Sec. of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 6 1947
File No.	3235
Ans.	
Referred	Johnson

Dear Sir: —

I received the cheque
for the sum of \$827.92, for the
sale of my land, house, etc.
I find this cheque does not
reach anywhere near the
sum I value my properties,
and am therefore returning it.

Yours truly,

Tsuneki Sassa

TSUNEKI SASSA,
WELLING, ALBERTA.

Copy made for Mr. Sheave

September 18, 1948.

REGISTERED

Mr. Tsuneki SASSA,
Registration No. 12614,
Welling, Alta.

Dear Sir:

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing herewith our cheque in your favor for the sum of \$827.92.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

Enc.
WJS/VJ

VLA

JLA 3835

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

NOV 20 1947

506
60 564 P
In. 33

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

- (1) NAME (SASA, Tameki) (Sasakura Tameki) Given Name _____ (RCMP) Reg. No. 12611
- (2) Pre-Evacuation Address 285 Peace Arch Highway,
- (3) Present Address New Westminster, B.C.
Selling Alberta
- (4) REAL ESTATE
- (a) Street Address (if any) Municipality of Surrey B.C. Province
- (b) Legal description (lot number, block number, section number, etc.) The North half of
lot 7 of section 34, Blk 5 N., R. 2 E., Map 880 being all that portion of
said lot 7 lying North of a straight line bisecting the East and West
boundaries thereof, save and except that portion being taken for the
Peace Arch Highway as shown on Map 6343, G. of E. 51264
5 ACRES
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm _____
- (ii) Residence _____ Type of business _____
- (iii) ~~Business~~ _____
- (iv) ~~Another type of property (describe)~~ _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$ 3750.00
- (ii) Buildings - SEE SUPPLEMENT FOR DETAILS - - - - - \$ 1250.00
1100.00
- (iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ 1100.00
- (iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 6100.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ 785.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 5615.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
In house
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation
Left in house

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In custody of Custodian

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

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$ 185.08	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e))

(g) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

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

DOMINION OF CANADA

TO WIT:

1. *James J. Jones*

of *Alberta*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the 2nd

of *Alberta*

in the *Province of Alberta*

this 17 day of *March*

A.D. 1947.

A Commissioner etc.

James J. Jones

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CHATELS

1 electric clock	3.00
1 clothes closet	20.00
1 spray pump	7.50
1 gramophone	15.00
1 bed and spring	15.00
1 pots and pans	5.00
1 plow	17.00
1 cultivator	17.00

Total estimated value
Amount received from Custodian

128.00
42.92

Total claim for chattels

\$ 85.08

+ \$24.00 for + kitchen
Furniture
= \$152.

SUPPLEMENT

Buildings:

House	26 x 30	1000.00
Chicken house	20 x 22	100.00
Chicken house	16 x 36	100.00
Wood shed	10 x 16	15.00
Bath house	10 x 12	35.00

Total estimated value

\$ 1250.00 ✓

Crops:

Strawberries	2 1/2 acres @ \$300 per A.	750.00
Fruit trees	10 trees @ \$10 per tree	100.00
Currants	1/2 acre	100.00
Asparagus	1 acre	300.00
Rhubarb	1/2 acre	150.00

Total estimated value

\$ 1100.00 ✓

Name of Claimant **SASSA, Tsumaki**Case **500**Custodian File **3895**

<u>REAL PROPERTY</u>										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		
					785.00					1415.00
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATTELS</u>										
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
50.70	17.75	5.32	46%	56.80	25.12	15.00	1.80	33.24		
TOTAL RECOMMENDATION										1448.24

3835

October 10th, 1950.

Mr. Tsuneki SASAKI,
Welling, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 500

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,443.24.

Cheque for \$1,347.47 is enclosed herein, and the sum of \$100.77 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FOS/jc
1 encl.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 93.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
TSUNEKI SAKKA.

PROCEEDINGS AT HEARING

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

W.E. HICKVALE, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D. J. HANFORD, Esq.,

Official Interpreter.

T.P. HOBBS, Esq.,

Official Reporter.

30

2
T. Sassa,
In Chief.

TSUNOKI SASSA, the claimant herein, being
first duly sworn, testified through the
Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Sassa, you have a claim for real property that
is described in this certificate of title numbered
35128-B? A: Yes.

Q And with respect to that real property, you instructed
me to prepare this form, is that correct?

A Yes.

10 Q And did you sign that form? A: Yes.

Q And have you had it read over to you?

A Yes.

Q And according to the best of your information, know-
ledge and belief, that form is true and correct?

A Yes.

MR. HUCKVALE: I will tender that as Exhibit 1, my lord.

Q Now, Mr. Sassa, I notice there are some blanks in
that form. Can you tell me how your dwelling house
was finished? What kind of lumber did you use on the
20 outside of it? A: Fir.

Q And what about the chicken houses? What was the
finish of them? A: Also fir.

Q And the bath house and woodshed?

A Also finished with fir, with one by four joint
flooring.

Q Can you tell me what this is a picture of?

A This is a picture of my house taken from the front.

Q Can you tell me roughly what year it was taken in
as far as you can remember?

30 A In 1942 shortly after I came away. It was sent to me.

T. Sasse,
In Chief.

Q Is that a picture of the same house but another view (producing)?

A Yes, this is a picture of the back of my house. This is really a picture of some people, but it shows part of the house.

Q Can you tell me when that was taken, as far as you can remember?

A: About 1931, I think.

10 MR. HUCKVALE: I will put those in, my lord, as one exhibit. They are two views of the same house.

MR. HUNTER: Are these both the same year?

A About 1931.

MR. HUCKVALE: 1931, and the other is 1941 or 1942, but they are two entirely different views.

(PHOTOGRAPHS MARKED EXHIBIT NO. 2).

Q I show you that picture (producing). Is that a picture of the fence around your property?

A Yes.

MR. HUCKVALE: I tender that, too, sir.

20 Q And one more. Can you tell me what this is a picture of (producing)?

A: These are my strawberry plants at the picking season.

Q In what year? A: 1931.

Q It is as old as that, is it?

A Yes.

MR. HUCKVALE: He has it noted here on the back, my lord, I see. He is right.

THE COMMISSIONER: All these photographs might go in as one exhibit. Put them in as one exhibit, Mr.

30 Secretary.

T. Sassa,
In Chief.

MR. HUCKVALE: Q: Was that house insured, Mr. Sassa?
I will show my learned friend a receipt for the
insurance, my lord.

MR. HUSTON: This was in 1922, my lord.

MR. HUCKVALE: Q: Was it insured when you left, do you
know? A: No, it lapsed in 1933.

MR. HUCKVALE: From 1922 until 1925 there is a receipt
for a thousand dollars insurance with the Hawaiian
Mutual Insurance Company. Perhaps my friend will
file his appraisal at this time. I would like to
direct your Lordship's attention, if I may, to the
final paragraph on page 3 of the farm appraisal report
where the appraiser says, "It is also capable of
sub-division to make two $2\frac{1}{2}$ acre places, and doubtless
if placed on the market, even as it is, would bring
in the neighbourhood of \$200.00 an acre for the land
or, say, \$1500.00 for the layout as it sits today.
McKensie tells me that he paid \$1600.00 for the 5
acres adjoining two years ago and it was not at all
in cultivation." On top of that the appraiser pre-
ceeds to give the place a thousand dollars valuation,
though he says it would sell for \$1500.00 today.

THE COMMISSIONER: You will probably have quite a good
time with him on cross-examination.

MR. HUCKVALE: I think he left himself open, sir.

(APPRAISAL MARKED EXHIBIT NO. 3).

Q You originally, I think, owned more land than you
are claiming for; that is you sold part of your land
at one time? A: Yes, I sold five acres.

30 Q And is this the agreement under which you sold that

five acre piece?

A: Yes.

Q And how much money did you get for that five acre piece as of the date of that agreement, July 23rd, 1923?

A: \$2,10.00.

MR. HUCKVALE: I will file the agreement.

MR. HENTER: It speaks for itself, my lord.

THE COMMISSIONER: What is this?

MR. HUCKVALE: This is a sale of part of this farm in 1923, five acres for \$2,10.00.

10 THE COMMISSIONER: I see.

MR. HUCKVALE: Q: How much of that five acres was cultivated when you sold it in 1923?

A About a half an acre only was cultivatable at the time I sold it.

Q And what was the rest?

A: It was uncleared land. It was bush.

(AGREEMENT MARKED EXHIBIT NO. 4).

Q How you made a lease of your land when you left, did you not, Mr. Sassen?

A: Yes, I leased

20 it.

Q And, as I understand it, you leased it to a man named McKensie, who was your next door neighbour?

A Yes.

MR. HUCKVALE: I don't know whether my friend has a more legible copy of this lease than I have. This is rather difficult to make out.

MR. HENTER: I don't see one at all, my lord.

MR. HUCKVALE: I will file this, sir. As I read it, and it is rather difficult to read because it has been typed over, the lessee was to get the crops following

30

1942, but apparently not the 1942 crops. Perhaps
I will get it identified first.

Q Is this document the lease made between you and
McKensie? A: Yes.

Q And you signed that? A: Yes.

MR. HUCKVALE: I will tender that, sir.

(LEASE MARKED EXHIBIT NO. 5).

Q Now, in 1942, did you have in crop the plants and
berries that you have shown on your real property
form? A: Yes.

Q And in rough figures what would you think those
crops would produce in 1942?

A The amount?

Q Yes. A: About \$2500.
or \$2600.

Q And taking it at \$2500.00, what would you think
your expense would be comparing it with 1941?

A About \$1500.00 or \$1600.00, I think.

Q Now what condition were these strawberries and
other plants in at the date of evacuation?

A They were in good condition.

Q Do you know the McKensie farm very well?

A Yes.

Q Have you been on it and seen it a lot of times?

A Yes, many times.

Q How does it compare with your farm? Which is
the better of the two? A: Mine was
much better.

Q Can you give me any reasons for saying that yours
was the better of the two?

A McKenzie was running a retail store and wasn't able to devote sufficient time to it. I spent all my time upon the farm and therefore that is the reason mine was better.

Q In other words, McKenzie was a store keeper and you were a farmer, is that what you are trying to get at?

A Yes.

MR. HUCKVALE: Perhaps my learned friend would admit now, sir, that the 1942 assessment on this property for land was \$525.00 and buildings \$900.00.

MR. HUNTER: That is correct, my lord.

MR. HUCKVALE: Q: Now, Mr. Sasse, you filed a claim dealing with certain chattels? A: Yes.

Q And in connection with those chattels you instructed me to prepare that form (producing)?

A Yes.

Q And is that your signature on it?

A Yes.

Q And has it been read over to you?

20 A Yes.

Q Q And is the information contained in it true and correct? A: Yes, it is all true.

MR. HUCKVALE: I will tender that, sir, and I would ask my friend to be good enough to file the claim analysis now.

(STATEMENT MARKED EXHIBIT NO. 6).

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUCKVALE: In this case the personal property form lists the entire claim of chattels which is very small.

T. Gassie,
in Chief.
Discussion.

Q There is only one item I want to ask you about.
Did you own a spray pump?

A Yes.

Q And can you tell me what you paid for the thing?

A \$7.50.

Q Was it old or new? A: It was new.

MR. HUCKVALE: I mention that, sir, because the analysis
shows no record at any time but I observe in the
declaration he puts down farm implements and I take
it it would come under that classification.

10

THE COMMISSIONER: Q When did you buy this spray pump?

A 1941.

MR. HUCKVALE: Would you answer Mr. Hunter, please.

MR. HUNTER: It is submitted that the real property
was sold for its fair market value. That is a
position, my lord, from which I may withdraw
but it is hard to know yet.

THE COMMISSIONER: I should think you might.

MR. HUNTER: It is submitted that the chattels sold
were sold for their fair market value. It is
submitted that the prices claimed for chattels not
sold are excessive. I cannot too clearly understand
whether my learned friend has withdrawn his claim
for crop or whether he is continuing it.

20

MR. HUCKVALE: I think it must be withdrawn, except as
the crop may add to the value of the land, sir.

THE COMMISSIONER: Yes, I agree with that.

MR. HUNTER: Your Lordship will notice on Exhibit 7,
I think it is, the analysis, that I have added
the stove and kitchen cabinet, which are over and

30

above the original claim made, and are in Exhibit 6.

THE COMMISSIONER: Yes.

MR. HUNTER: The stove and kitchen heater sold for a dollar by public auction, called a range, and heater, on the auction sheet.

THE COMMISSIONER: I wish you would examine the witness as to the age and condition of the stove.

MR. HUNTER: I intend to do so.

10 MR. HUCKVALE: May I interrupt? I don't think we are claiming for any stove, sir.

THE COMMISSIONER: They found one for you.

MR. HUCKVALE: Still we are not claiming for it.

MR. HUNTER: It is on your Exhibit 6.

THE COMMISSIONER: You took the money apparently.

MR. HUCKVALE: We may have taken the money but on the claim we have filed, and I will check again, I don't think there is any claim for it.

MR. HUNTER: Why is it set forth on Exhibit 6?

20 MR. HUCKVALE: They are the details of the claim.

MR. HUNTER: Yes, and you amended it.

MR. HUCKVALE: We put in a claim and abide by it, that is all.

THE COMMISSIONER: Yes, it is not in the claim but you apparently did include it in Exhibit 5.

MR. HUNTER: Is it Exhibit 5?

THE COMMISSIONER: Yes, the last two items.

MR. HUCKVALE: I put it in but it isn't in our original claim, that is all. I am not going to argue about these things.

F. Sasse,
Discernation,
Cross-Exam.

MR. HUNTER: I am not arguing about it.

THE COMMISSIONER: Let us find out what it means.

He apparently got \$5.00 for the kitchen cabinet on his claim for \$4.00, so he was not badly treated there, but the kitchen stove is open to doubt, possibly.

CROSS-EXAMINATION BY MR. HUNTER:

Q This kitchen stove and heater there, I presume they are two separate items, are they, or are they one item?
A: Yes, they are separate items.

Q When did you buy the kitchen stove?

A 1933.

Q What did you pay for it?

A About \$20.00.

Q I see. And the heater, when did you buy it and how much did you pay for it?
A: About 1930.

Q And the price?
A: \$14.00.

MR. HUNTER: The real property was sold, my lord, for \$705.00. It was a V.L.A. sale, of course.

I have amended the recapitulation on the analysis to contain the two further items which were added by the Custodian. I think it is self-explanatory. There is nothing very much in the chattel claim anyway. There are no further questions.

THE COMMISSIONER: Q: Is your property on the American border?
A: Yes, it is right against the border.

Q And does your property front on the Peace Arch Road?

T. Sassa,
Discussion.

A Yes.

THE COMMISSIONER: That makes it all the more difficult, Mr. Hunter, to justify that value.

MR. HUNTER: It will be an interesting contest, my lord.

THE COMMISSIONER: That is all, thank you, Sassa.

Would counsel like to break for a few minutes before we resume?

(Witness aside)

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

10 MR. HUCKVALE: Mr. Sassa wants to correct the statement he made, my lord, about his farm being right on the border. He says it is about ten miles from the border. I thought if you had a note on that you had better correct it.

THE COMMISSIONER: He is on the Peace Arch highway but he is ten miles from the border, is that it? Where is he? You better bring him back to the witness stand and allow him to correct that.

20 MR. HUCKVALE: He stepped outside, my lord. I will try and get him.

THE COMMISSIONER: Well, go ahead with the next claim. I will take counsel's statement by way of correction.

MR. HUCKVALE: Yes. He asked me to bring it to your attention. I see Miss Sassa here, my lord, if you want to question her.

THE COMMISSIONER: I think there is no need. Your counsel, Miss Sassa, has told me that your father misunderstood my question when I asked him if the
30 farm was on the United States Border. I understand

T. Sassa,
Discussion.

it is ten miles from the Border.

MISS SASSA: It is 10 or 12 miles from the Border. It
is on the main highway. It is about four or five
miles from Newton—from New Westminster.

THE CHAIRMAN: I see. Thank you.

(PROCEEDINGS ADJOURNED SINCE DUE)

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

J. P. Horrabin

"J. P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

Tsuneki BASSA

File No. 3835

Case No. 500

LETHBRIDGE

2 April 1948

V.L.A.

Sheet A. 28 - 7

1.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim

\$5000.

Appraised at

\$800.

Sale Price

\$785.

Witness: Appraiser, G. McKay.

Question of valuation only.

Appraiser (McKay) reports -

The District is not a good one from an agricultural view point. House 20 years old, no basement.

Appraiser (Hammatt) reports -

The place seems to have been well farmed. Apart from the old house, the buildings are poor. There are none of them with a real value.

Claimant stated that he valued his crops at \$1400., he also stated that he sold 5 acres of his land in 1923 for \$1410., 4 $\frac{1}{2}$ acres of which were uncleared.

It is submitted that the real property was sold for its fair market value and Mr. Hunter stated that is a position from which he may withdraw. (Trans.P.8)

2.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim

\$152.00

Sold for

\$32.75.

Claimant declared that the goods were left in his house, the key of which was given to his tenant, Mr. McKensie, New Westminster.

(a)	Goods value	\$109.00	Sold by auction for \$17.75.
(b)	"	32.50	Sold by Tender for \$15.00.
(c)	"	3.00	No account, theft.
(d)	"	7.50	No record at any time.
		<u>\$152.00</u>	

It is submitted that the chattels sold were sold for their fair market value and that the prices claimed for chattels not sold are excessive.

DEFENCE SUMMARY

Witness

G. McKay

Trapp Motors

W. J. Iverson

Where required

1

Appraiser

2 (a)

Auctioneers

2 (a)

Staff

MP/m