

8079

PERSONAL

BUREAU POWELL STREET

FILE NO.

8079

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

*Out on file
also copy*

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, Ino (Mrs. Kikuseburo)

HOME ADDRESS: 2356 W. 4th Ave., Vanc., B.C. now:- 1934 Triumph St., Vanc., B.C.

REGISTRATION NUMBER 09223 SEX: Female AGE: 42

OCCUPATION: Housewife

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kikuseburo

*(John and) No claim on husband's
file 7458 June 13/46
B*

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Doreen, Peter, Martha

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 12, 9, 6 years

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

1. LOCATION AND DESCRIPTION: None *See Cert of Vesting.*

2. BUILDINGS AND OTHER IMPROVEMENTS: None

EXHIBIT NO. 1058-7

DATE 19 May 1948

FILED BY

J. W. G. Hunter

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

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Lives in roominghouse at 1934 Triumph St.,

Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS Mr. Harlbe, 1863 Triumph St., Vanc., B.C.

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

Monthly rental \$6.00 paid to date

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. None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Now located at 1934 Triumph St., Vanc., B.C. 2 beds, sofa, 1 bureau,

1 desk, 1 dresser, kitchen table and 4 chairs, kitchenware,

kitchen cabinet, to be stored in basement for safe keeping, key in

c/o Mr. Harlbe, 1863 Triumph St., Vanc., B.C.

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: Three \$240.00 20 yr. Endow Prudential Life Ins. Vanc., B.C.
for children, Doreen, Peter and Martha. Pol. numbers unknown, Beneficiary
mother (Ino), Policies in declarant's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 7th day of May 1942.

A. McCombs

Witness

(Signature)

Ino Sazuki

FOR DEPARTMENTAL USE

P.D.21/11/42

INFORMATION FROM R.C.M.P.

Date Sept. 14/43

Our File No. 8079

Full Name SASAKI, Ino (Mrs. Kikusaburo)
(Surname in Block Letters)

Registration No. 09223

Male - Female
(check) ^V

Age July 22/1899

Former Address 2356 W. 4th Ave., Vancouver, B. C.

Date Evacuated May 22/42 Naturalized - Canadian-Born - National
(check) ^V

Present Address

410 W. 11th Ave. S. E.,
Sloean, B. C.

Married - Single
(check) ^V

Name of Wife - - -

Name of Husband Kikusuburo #09222

Name of Mother ^{nee} (KAWADA) Matsu
(Japan)

Name of Father - - -

Names of Children under 16 - - -

(See husband's sheet)

Requested by G.M.

Registered with Custodian Yes
(Yes or No)

Additional Information 2.11 acres & house at North Vancouver, Dollarton.

TELEPHONE NORTH 841
RESIDENCE PHONE NORTH 9941

ASSOCIATE MEMBER
INSURANCE INSTITUTE OF AMERICA

INSURANCE, REAL ESTATE
NOTARY PUBLIC

North Vancouver Realty (E. N. Copping) Ltd.

Agents for:

Sun Insurance Office Ltd.
Caledonian Insurance Company
Phoenix Assurance Co. Ltd.
The Century Insurance Co. Ltd.
The Liverpool-Manitoba Assurance Company
Norwich Union Fire Insurance Society Ltd.

143 LONSDALE AVENUE
NORTH VANCOUVER, B.C.

Agents for:

Mercantile Insurance Co.
The Sea Insurance Co. Ltd.
The Casualty Company of Canada
North British & Mercantile Insurance Co. Ltd.
British Traders Insurance Co. Ltd.
Alliance Assurance Co. Ltd.

October 1st, 1943.

OCT 2 1943	
Rec'd	
File No.	
Ans.	
Referred	Harrop.

F. G. Shears Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B.C.

Re Catalogue "C", No. 427,
(Dollarton, Lot 1, Block 3/J, D.L.230).

Dear Sir:-

I have inspected the above and value it, land and improvements at \$1450.00.

In submitting this figure I have taken into consideration that vacant tax sale land of which there is considerable in the vicinity is for sale at half its assessed value (tax free for the current year).

For the most part the buildings are in a deteriorated condition but it is thought that this valuation makes due allowance for this.

Yours very truly,

c/c

NORTH VANCOUVER REALTY (E. N. COPPING) LTD.
Per *[Signature]*

EXHIBIT No. 1058-2
DATE 19 May 1948
FILED BY J. W. Rutherford

Date MAY 15th, 1944...

REAL PROPERTY MEMORANDUM

File No. 8079

Name... *See* SASAKI, Ino (Mrs. Kikusaburo)..... Registration No. 09223...

Re: Catalogue No. 427

Address: Dollarton, North Vancouver. (Greenhouses & Dwelling)

✓ Legal Description: Lot 1, Block 3, Subdiv. "J", D.L. 230
Gp. 1, N.W.D., Plan 5070

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 20910 L. Indef Whereabouts: ?

Reg. No. 09223

Registered owner: Ino SASAKI
(wife of Kikusaburo SASAKI)

✓ Property: Lot 1, Block 3, Subdivision "J", District
Lot 230, Group 1, New Westminster District,
Plan 5070.

✓ B. Charges.

Registered: None

✓ Vesting: 35744 February 16th, 1943.

Unregistered: No evidence.

Taxes: Tenant pays. (Tenant is purchaser)

Water: Tenant pays.

Insurance: \$1000.00 Bankers & Traders Ins. Co. Ex. Dec. 14/45.

Assessed Value: Land: \$633.00

Improvements: \$1000.00

✓ Valuation by Appraiser: \$1450.00

✓ Amount of Bid: \$1350.00

Approved by Advisory Committee: May 12th, 1944

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented to A.H. Hall at \$25.00 per month plus taxes, water, light etc. Lease expired.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Chattels as covered in memorandum of March 10th, 1942
are in use by tenant. - *see 27-43 for more particulars*

Named Agent: Jack Loutet & Co.

File No. 8079

-- SUMMARY --

June 13th, 1946.

-- REAL ESTATE --

Reg. No. 09223

Catalogue No: 427
Japanese Name: Ino SASAKI (wife of Kikusaburo SASAKI)
Civic Address: Dollarton, B.C.
Legal Description: Lot 1, Block 3, Sub. "J" District Lot 230, Plan 5070, Municipality of North Vancouver, B.C.
Classification: Dwelling, Greenhouses and chicken houses.

Registered in the name of: Ino SASAKI

Title: Clear

Sold to: Marjorie Sylvia McLean for \$1350.00
Cash as May 1st, 1944.

Title delivered to: A. Hal. Hall for Marjorie Sylvia McLean, August 14, 1944.
Certificate of Title No. 105410L. Old Certificate No. 20910L
at Land Registry Office see letter Oct. 12/43 of Canadian
Bank of Commerce, Kitsilano Branch. Adjustments made.

Funds released to: Account of Ino SASAKI as August 4, 1944.

Chattels: Not involved.

Fire Insurance: Transferred to new owner, Marjorie Sylvia McLean, as at May 17th, 1944.

The above Summary is certified to be in
accordance with the information on file, June 13,
1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

Catalogue No. 427

File No. 8079

Japanese Name:

SASAKI, Ino (Mrs. Kikusaburo) Reg. No. 09223

Civic Address:

Dollarton, B. C.

Legal Description:

Lot 1, Block 3, Subdiv. "J",
D.L. 230, Gp. 1, N.W.D., Plan
5070.

Classification:

Dwelling, about 8000 sq. ft. of
Greenhouses (heated) & chicken houses.

SOLD

Registered in the name of: Ino SASAKI

Clear Title.

SOLD to Marjorie Sylvia McLean for \$1,350.00 Cash as at May 1/44.

Title delivered to A. Hal. Hall for purchaser on August 14, 1944.

1943
May 19th
Dec. 29th
1944
Sept. 23

Leased at \$25.00 per month plus taxes, water,
light, etc.
Mr. Green's memo re chattels
Memo re Claims (Nil)

Memo re Chattels at Dollarton - CLOSED
at 1934 Triumph Street

THE
ALL SEED & NURSERY
 COMPANY
 • SEED GROWERS & IMPORTERS, NURSERYMEN & FLORISTS •

Rec'd	
File No.	8079
Ans.	
Referred	

Floral Designs, Cut Flowers, Rose Bushes, Shrubs
 Seeds, Bulbs, Bedding Plants, Fruit Trees

DOLLARTON, B.C.

April 22. 1944.

The Custodian
 506 Royal Bank Building
 Vancouver B.C.

Dear Sir

Attention Mr. Milson please.

Ref File 8079.

I understand I can make a further bid on the above property. Therefore I beg to submit my revised offer. I.E.

\$1350⁰⁰. with the first payment of 1000⁰⁰ on the 1st July 1944. & the balance 350⁰⁰ on July 1st. 1945.
 per instalments.

My offer of payment on the 1st July. is occasioned by the fact that my business is seasonal. with the bulk of business between April 15. & July 15. each year.

I trust you will consider this offer satisfactory & will let me know that you have accepted same. at your earliest.

Yours very truly

A. H. Hall

File No. 8079.
Catalogue No. 427.

July 26th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Ino SASAKI - Reg.No.09223
Mun. of North Vancouver
Lot 1, Blk. 3, S.D. "J",
D.L. 230, Gp. 1, N.W.D.,
Plan 5070.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated June 27th, 1944,
we enclose herewith the following documents in connection
therewith.

1. Copy of application number 105409-L, dated June 26th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 105410-L, dated June 26th,
1944, registering the property in the name of Marjorie
Sylvia McLean (Deed).
3. Duplicate of Transmission dated June 14th, 1944.
4. Duplicate of Deed dated June 14th, 1944 - Secretary
of State to Marjorie Sylvia McLean.
5. Certificate of Indefeasible Title No. 105410-L, dated
July 24th, 1944, covering the above property in the
name of Marjorie Sylvia McLean.

D. A. Gramer

DAC:JS
Encls.

File No. 8079.
Catalogue No. 427.

June 8th, 1944.

MEMORANDUM

TO: Mr. L. E. Bright

FROM: Mr. D. A. Gower

The SASKI - Reg. No. 09223
Municipality of North Vancouver
Lot 1, Blk. 3, Subdivision "J",
S.L. 230, Sp. 1, N.W.R., Plan 5070.
Certificate of Vesting No. 35744.

We enclose herewith the following documents in connection with the sale of the above described property:

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

Certificate of Inalienable Title Number 20910-4 -
whereabouts unknown.

DAG:JS
Encs.

D. A. Gower

rel to Oct 1943 - Banks. (in L.R.s)

Thos. J. G. 8/46

THE
ALL SEED & NURSERY
 COMPANY
 ● SEED GROWERS & IMPORTERS, NURSERYMEN & FLORISTS ●

Floral Designs, Cut Flowers, Rose Bushes, Shrubs
 Seeds, Bulbs, Bedding Plants, Fruit Trees

DOLLARTON, B. C.

Rec'd	MAY 4 1944
File No.	8079
Ans.	RM
Referred	HARROP.

The Custodian
 506 Royal Bank Building
 Vancouver B.C.

May 3. 1944

File No 8079

Dear Sir

Re. Catalogue No 427

I herewith beg to submit my offer of
 \$350.00 for the above property and am enclosing
 350.00. The balance \$1000.00 I will
 paid upon delivery of deeds.

I wish the property to be registered to
 (MRS) Marysie Sylvia Hall (Nurseryman)

Wife of Alex. Hall

Dollarton B.C.

who is British by birth.

Yours truly
 A. Hall

8079

17th May, 1944.

A.H. Hall Esq.,
The Hall Seed & Nursery Company,
Dollarton, B.C.

Dear Sir:

Re: Catalogue No. 427
Dollarton, N. Vancouver

This will acknowledge receipt of your letter of the 3rd instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1,350.00 and enclosed \$350.00.

This is to advise you that we are prepared to recommend the acceptance of this offer and note that the balance of the purchase price, namely \$1,000.00 will be paid upon delivery of the deeds.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F. G. Shears,
Director.

FHH

B079

27th April, 1944.

A.H. Hall Esq.,
The Hall Seed & Nursery Company,
Dollarton, B.C.

Dear Sir:

Re: Catalogue No. 427
Dollarton

Your letter of the 15th instant in which you submitted a revised offer to purchase the above property for the sum of \$1,350.00 has been received and considered.

This is to inform you that we are prepared to recommend the acceptance of this offer for cash only and if you are interested we shall be glad if you will forward to us a certified cheque for the full amount of the purchase price, namely \$1,350.00.

Will you also kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F. G. Shears,
Director.

FGE

As stated March 9/1942

THE
HALL SEED & NURSERY
COMPANY
• SEED GROWERS & IMPORTERS, NURSERYMEN & FLORISTS •

Floral Designs, Cut Flowers, Rose Bushes, Shrubs
Seeds, Bulbs, Bedding Plants, Fruit Trees

DOLLARTON, B.C.

COPY

COPY OF AGREEMENT Between

IND. SASAKI married woman
residing at 2356 West 4th Ave
Vancouver B.C.

hereinafter called the "Lessor" of the first part
and

ALBERT HAROLD HALL nurseryman
residing at Deep Cove in the Province of B.C.
hereinafter called the "Lessee" of the second part

Witnesseth, the said Lessor doth demise unto the said Lessee,
his executor, administrators & assigns, All and Singular
that certain parcel or tract of land & premises situate,
lying and being in the

DISTRICT OF NORTH VANCOUVER, IN THE PROVINCE OF
BRITISH COLUMBIA, and more particularly known and
described as Lot "J" of Block Two Hundred & Thirty (230) in
the subdivision of District Lot Eight Hundred and
fifty nine (859) in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter
during the term hereby granted, to be erected, and also
with all ways, paths, passages, waters, water courses, privileges,
advantages and appurtenances whatsoever to the said premises
belonging or otherwise appertaining.

From the 9th day of March 1942 to the 31st day of July 1943.

yielding during the said term therefor the rent of (\$418⁰⁰) of lawful money of Canada, payable on the following days and times, that is to say, 18⁰⁰ on the execution of this Indenture and the sum of 25⁰⁰ on the first day of each ^{2nd week} month until the said sum of four hundred and eighteen dollars (\$418⁰⁰) is fully paid and satisfied. The first payment to be made on the 1st day of April 1942.

That the said Lessee covenants with the said Lessor to pay rent, and to pay taxes, and to pay rate for water, electric light, gas & telephone, Rate for water payable by the Lessee for the currency of this lease agreed at 25⁰⁰.

And to repair & to keep up fences, & not to cut down timber.

And the said Lessor may enter & view state of repair, & that the said Lessee will repair according to notice.

And will not assign without leave, and will not sublet without leave.

And that he will leave premises in good repair.

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.
The said Lessor covenants with the said Lessee for quiet enjoyment

3.

COPY

And also if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee, or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current months rent shall immediately become due and payable and the said term shall become forfeited and void.

And it is hereby declared and agreed that in the case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the lessee then the rent hereby reserved or a proportionate part thereof according to the nature and the extent of the injury sustained, and all remedy for recovering the same shall be suspended and abated until the said premises shall at the option of the lessor have been repaired or made fit for the purpose of the lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said lessee shall hold over after the expiration of the term hereby granted and the lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

And the lessor covenants with the lessee that if the lessor does not require the demised land & premises at the expiration of this lease & if the lessee duly & regularly pay the said rent and perform all and every the covenants, provisions and agreements herein contained, and on the part of the lessee to be paid and performed, the lessor will, upon the request and at the cost of the lessee two months previous to the expiration of the term

COPY

4

hereby granted, grant to the lessee a lease of the said land and premises for a further term of sixteen (16) months at a rental to be determined by the parties hereto and subject to the same covenant, proviso, and agreements as are herein contained other than this present covenant. And if the lessor is desirous of selling the said demised land and premises at the expiration of this lease the lessor agrees to give the lessee the first option to purchase.

Wherever the singular or the masculine are used in this indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate, also the heir, executor, administrator, successor, and assigns of the respective parties hereto and each of them (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

• Signed Sealed & Delivered
in the presence of

A. H. YOUNG.

207 W HASTINGS

VANCOUVER B.C.

•
Barrister at Law.

/No. SASAKI

ALBERT. HAROLD HALL

THE
ALL SEED & NURSERY
COMPANY
● SEED GROWERS & IMPORTERS, NURSERYMEN & FLORISTS ●

Floral Designs, Cut Flowers, Rose Bushes, Shrubs
Seeds, Bulbs Bedding Plants, Fruit Trees

DOLLARTON, B.C.

COPY OF MEMORANDUM OF SALE
INO. SASAKI

to

ALBERT HAROLD HALL

Dated March 10th A.D. 1942.

That in consideration of the sum of
One thousand (\$1000.00) Dollars of lawful money
of Canada, payable to me by Albert Harold Hall,
Nurseryman of Deep Cove, in the province of
British Columbia, in manner following, that is
to say, the sum of Five Hundred (\$500.00) Dollars
in cash this day and a promissory note for Five
Hundred (\$500.00) Dollars with an endorser payable
to me on the 1st day of July, 1942. I, Ino
Sasaki, a married woman, residing at 2356
West 4th Avenue, in the City of Vancouver,
British Columbia hereby sell, transfer and assign
to the said Albert Harold Hall, goods & chattels
hereinafter described situate at my property known
and described as Lot J of block 230, in the district
lot 859 in the District of North Vancouver which
property is leased by me to said Albert Harold Hall

continued

2.
COPY
IN. Hot House

all plants, flats empty as well as seeded,
pots empty as well as seeded or plants in them.

OUT SIDE

all Nursery stock, consisting of plants, shrubs,
trees, and bulbs.

Also: coke and fuel wood.

It is hereby declared and understood that tools
• listers, spraying and garden tools and other
implements situated or found on said land and
premises are not included in this sale but the
said Albert Harold Hall shall have the right
to use them and he the said Albert Harold Hall
agrees to maintain same in good repair.

• It is also hereby declared and understood that
approximately twenty five fruit trees of various kinds
growing on said land are not included in this
• sale and the said Albert Harold Hall agrees to
properly care for the said fruit trees while he is
occupying the said land and premises.

Dated at Vancouver, British Columbia, this
10th day of March A.D. 1942

Witness
A.H. Young.

Albert Harold Hall
Buyer.

Iro Sasaki
Seller

Albert H. Young

Barriester and Solicitor
Notary Public

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
OFFICE 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

RECEIVED
DEC 9 1942

Chinn's The Firm
PHONE: MARINE 2828

Alley

C.

Vancouver, B.C.,

Canada

December 8th 1942.

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

Dear Sirs:-

Re: Your File No. 8079.

Replying to your letter of the 7th inst., I wish to advise you that Mr. & Mrs. Kikusaburo Sasaki have been my clients for many years and that Mrs. Sasaki whose given name is "Ino" is the registered owner of real property situate at or near Dollarton, in the District of North Vancouver, legal description of which is :Lot 1 of Lot 3 of Block "J", District Lot 230.

This property which has a green-house on it is used for nursery purpose and was leased on or before the 9th day of March, 1942, for the period of sixteen months with an option of renewal to Albert H. Hall of Dollarton, B.C., who now carries on business on the property under the style of Hall Seed & Nursery Company.

I prepared the lease but I kept no copy but I remember the rental is \$25.00 per month payable to the Kitsilano Branch, of the Canadian Bank of Commerce, manager of which is Mr. Granger.

The rent is payable to this bank because of Mrs. Sasaki's indebtedness to it in the amount of about \$350.00. I was retained by Mrs. Sasaki to see that Mr. Hall carries out his part of the agreement. I have had no word from the bank so I take it that the rent moneys are being paid regularly.

The taxes and water rates are payable by Mr. Hall but owing to unexpected expenditures he had to make to put the green-house heating system in order he has not been able to pay the taxes to date but he promises to look after this when the Xmas business is over.

The reason Mrs. Sasaki did not declare ownership of this property to you was due I think to my advice to her that she was not obliged to do so. When I read the words "not disposed of" contained in your notice under date of March 10th 1942, which appeared in all the local newspapers, I thought I was conforming to the requirements of your office

- Page 2.

and gave that advice after consulting many reliable dictionaries in which the words "to dispose of" were defined as follows:-

to part with, sell, or alienate, to put into another's hand or power or bestow, etc.

I regret that I cannot furnish you with a copy of the lease but I believe that the above mentioned bank has a copy.

If there is any further information you require about this matter please let me know.

Yours truly,

A handwritten signature in dark ink, appearing to be "G. H. B.", written in a cursive style. The signature is positioned below the typed text "Yours truly," and extends diagonally upwards towards the right margin of the page.

8079

Dec. 11, 1942.

Mr. Albert H. Young,
Barrister & Solicitor,
207 W. Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: SASAKI, Ino (Mrs. Kikusaburo) #09223.

Thank you for the information contained in your letter of the 8th instant. We note that Mrs. Sasaki acted under your advice in withholding particulars of her North Vancouver property. However, as long as Mrs. Sasaki not only retained ownership of her land and buildings but was actually enjoying beneficial interests from her property under lease to Mr. Hall, your application of the term "disposed of" is unusual.

Yours truly,

A. G. McArthur.

AGM:AS

File No. 8079

-- SUMMARY --

June 14th, 1946

-- GENERAL --

Ino(Mrs. Kikusaburo) SASAKI

Reg. No. 09223

This Japanese did not declare any interest in Real Estate in her registration dated May 7th, 1942. However a tax statement from the Municipality of North Vancouver in her name came to this office and it became known to the Custodian that she was in fact the Registered owner of Lot 1, Block 3, Subdivision "J" District Lot 230, Municipality of North Vancouver. It seems from the file that she had been advised by A.H. Young, Barrister, that it was not necessary to declare same to the Custodian. She had leased with option to purchase, this property with certain chattels to the Hall Seed and Nursery Company as of March 9, 1942. The rents were to be paid in to the Canadian Bank of Commerce, Kitsilano Branch until a loan of Ino SASAKI made by the Bank to her had been paid off. This arrangement was carried out. The Rents were then paid in to this office for credit of Ino SASAKI. The rental rate was at \$25.00 per month and was paid into this office for 9 months ending April 1944. The premises were sold to Marjorie Sylvia McLean as May 1st, 1944, and Title delivered to A. Hal. Hall for the purchaser. While the "Real Property Memorandum" dated May 15th, 1944 indicates that the whereabouts of the Certificate of Title - 20910L - was not known the records reveal that it had been in possession of the Canadian Bank of Commerce, Kitsilano Branch, and that the Bank by letter Oct. 12, 1943 stated that said Certificate was "being sent to the Land Registry Office".

The sale of the property was rather strenuously objected to. See copy of letter 19-9-44 by Mr. & Mrs. SASAKI to Mr. A.H. Young also Ino SASAKI's letter of same date. also Ino SASAKI's letter of 27-9-44.

The above Summary is certified to be in accordance with the information on file, June 14th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

8079

August 20, 1943.

The Hall Seed & Nursery Co.,
Dollarton, B. C.

Dear Sirs: Re: Mrs. Ino SARAKI

We are returning herewith your copy
of the lease from Ino Sasaki to A. H. Hall.

I have consulted our Legal Department
in regard to your claim for repairs to the boiler
and the glass damaged by a snow storm of last winter.

We are advised that in the lease you
are responsible for all repairs, therefore we can
not pay your claim for the work done on the boiler,
but we do feel that your claim for damage to the
glass should receive favourable consideration.

The next time you are in town, I would
appreciate it if you would call and see the writer
with regard to making an adjustment.

Yours truly,

G.D. Wilson
Administration Department

GDM/ms
Encl.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 7 1942

THE
ALL SEED & NURSERY
COMPANY
SEED GROWERS & IMPORTERS, NURSERYMEN & FLORISTS

Floral Designs, Cut Flowers, Rose Bushes, Shrubs
Seeds, Bulbs, Bedding Plants, Fruit Trees

DOLLARTON, B. C.

Mulson

8079

8079. C

Dec. 14. 1942

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

Dear Sir

I beg to notify you that I have less rented
the Nursery of Osaka Sasaki of Dollarton on a
6 month lease dated March 9. 1942.

I am not certain of the full particulars you
require but this place consists of House.
About 8000 sq ft of Greenhouse (heated) & Chicken houses.
for 300 birds the area is $2\frac{2}{3}$ Acres with about
3 Acres cleared.

If there are any further particulars I can
furnish I shall do so on receipt of your letter.

5966.

Yours very truly
For. Hall Seed Nursery Co.
A.H. Hall

P/S. I paid cash for
all the stock in this place
in addition to the monthly rent.

A.H. Hall

THE

HALL SEED & NURSERY COMPANY

SEED GROWERS & IMPORTERS, NURSERYMEN & FLORISTS

Floral Designs, Cut Flowers, Rose Bushes, Shrubs
Seeds, Bulbs Bedding Plants, Fruit Trees

DOLLARTON, B. C.

EVACUATION SECTION

Rec'd **DEC 21 1942**

File No.

Ans.

Referred

Administrative Dept.
Dept of the Sec of State
Japanese Emigration Sect.
Vancouver

Dec. 10. 1942

File No

13722 cancelled

Dear Sir

Re. Sasaki Ina.

We are in receipt of your letter of the 8th inst & have noted your remarks. We are enclosing a copy of the agreement.

We paid 1000⁰⁰ for the stock of this place. 500⁰⁰ on 9th March 1942. & 500⁰⁰ on July 1st 1942. in addition we have paid 25⁰⁰ a month rent due on the 1st of each month & this has been paid to

Mr Percy Cumming.

Dollarton P.O.

B.C.

in addition we have agreed to pay the taxes & water rates.

Since the rent has not been paid direct to Sasaki kindly advise if we must commence our rent payments on Jan 1 direct to you.

Yours truly

For Hall Seed Nursery Co.

W. Hall
(Partner)

6079

September 20th, 1944

Mrs. Kikusaburo SASAKI,
Registration No. 09223,
Sloean, B.C.

Re: Catalogue No. 427
Dollarton, North Vancouver
Lot 1/3/240.

Dear Madam:

Please be informed that the above property has been sold as of May 1st, 1944, for the sum of \$1350.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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 this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/MHG
en cl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF:

Name: SASAKI, Inc

Catalogue No: 427

File No: 6079

Street Address: Dollarton, N. Van. Reg. No. 09223

Legal Description: Lot 1/3/230.

Date of Sale and Adjustments . May. 1/44.....

Sale Price

\$ 1350.00

Real Estate Agent's Commission

\$ 67.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~XXXXXXXXXXXX~~~~XXXXXXXXXXXX~~~~XXXXXXXXXXXX~~~~XXXXXXXXXXXX~~~~XXXXXXXXXXXX~~

Adjustments:

Fire Insurance

2.43

~~XXXXXX~~~~XXXXXX~~79.00\$ 1352.43

\$ 1273.43

Net Proceeds credited to your account

Date: September 20th, 1944.....

Compiled by: George Peters.....

Catalogue No. 427
File No. 8079
Dollarton, North Vancouver
1/3/3/230

August 4, 1944.

MRS. MARJORIE SYLVIA McLEAN

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of May 1, 1944)

	DEBIT	CREDIT
Purchase price	\$1,350.00	
Cheques received		\$1,350.00
Registration fees on deed - \$1,350.00	6.95	
Insurance premium 19.3% x \$12.60 (expiry 11/14/49)	2.43	
Amount owing by purchaser		9.38
	<u>\$1,359.38</u>	<u>\$1,359.38</u>

NET AMOUNT OWING BY PURCHASER \$9.38

Catalogue No. 427
File No. 8079
Dollarton, North Vancouver
1/3/3/230

Receipt of Certificate of Title No. 105410-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.
Receipt is also acknowledged of Bankers & Traders Insurance Company
policy No. 32-28751 which has been assigned to me.

Dated at Vancouver, B. C., this 14th day of August 1944.

For Marysin Sylvia McLean
A. Hal. Hall

09223		SASAKI, Mrs. INO			8079	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Bankers & Traders Insurance Company	32-28751	\$1000.	Dec	14	1945	Lot 1, Blk. 3, S.D. "A", D.L. 230, Sp. 1, H.W.D., Dollarton, B.C.

File No. 8079

— SUMMARY —

June 13th, 1946

— FIRE INSURANCE —

Ino (Mrs. Kikusaburo SASAKI)
Reg. No. 09223

Fire Insurance was maintained on Buildings and Chattels while required and when premises were sold to Mrs. Marjorie Sylvia McLean, the Insurance on Buildings was transferred to her. Return premium of \$2.43 was allowed to Ino SASAKI.

Fire Insurance on chattels was cancelled as per letter December 4, 1945 as according to the file, all chattels at Dollarton, B.C. in which Ino SASAKI was interested had been disposed of; see memo Sept. 23/44 and Green's memo on same.

The above Summary is certified to be in accordance with the information on file,
June 13th, 1946

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File No. 8079

-- SUMMARY --

June 13th, 1946

-- LIABILITIES --

Iso (Mrs. Kikunoburo) SASAKI,
Reg. No. 09223

No Claims are revealed on the file as having been lodged against Iso SASAKI.

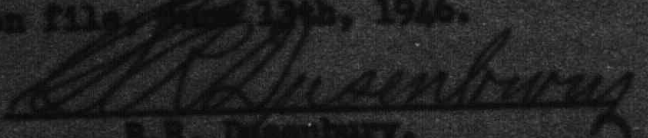
An indebtedness to the Canadian Bank of Commerce, Kitailano Branch, by Iso FUMIST CO. of which Iso Sasaki is represented as the sole proprietor, is revealed by letter of the Bank dated December 21, 1942 amounting to \$200.00 for which the Bank held certain enumerated securities. This indebtedness was liquidated, see Bank letter July 26, 1943.

Cancelled Note dated May 19, 1942 signed by that Company was returned to this office on Oct. 12, 1943 and is on file. The Securities held by the Bank were disposed of as follows:-

Certificate of Title was forwarded to Land Registry Office as per Bank letter dated Oct. 12, 1943.

Life Insurance policies - The Bank was requested to hold these subject to order of Iso SASAKI. See our letter to Iso SASAKI dated Oct. 4, 1943.

The above Summary is certified to be in accordance with the information on file. June 13th, 1946.


B.R. Dunsbury,
Administration Department.

June 13th, 1946

— PERSONAL PROPERTY —

Ino (Mrs. Kikusaburo) SASAKI,
Reg. No. 09223

CHATELS:

On Page 2 of Registration dated May 7th, 1942 by Ino SASAKI certain chattels are enumerated as follows:-

"Now located at 1934 Triumph St., Vanc., B.C. 2 beds, sofa, 1 bureau, 1 desk, 1 dresser, kitchen table and 4 chairs, kitchenware, kitchen cabinet, to be stored in basement for safe keeping, key in c/o Mr. Haribe, 1863 Triumph St., Vanc. B.C."

The file reveals household effects at the following locations,-

- 1-1934 Triumph Street as above
- 2- Steveston B.C.
- 3- Dollarton, B.C.
- 4- New Westminster, B.C. re F.J. Frick
- 5 -Also, certain garden and other implements at Dollarton usually found around Nurseries, as are best shown in letter Jan.27/43 by A.H. Hall of Hall Seed and Nursery Co.

Item- 1. The file does not reveal what has happened to these effects - see memo to file #14168, dated June 13th, 1946.

Item- 2. Steveston, B.C. In a letter of March 5, 1943 by K. SASAKI on file #8079(wife) these are first referred to. The chattels comprised 10 boxes. These were dealt with as per letter of May 14, 1943. A.H. Young. Subsequent correspondence on file indicates that Young handled these chattels, forwarding them assumably to the SASAKIS.

Item #3- Dollarton, B.C. The file indicates Household Effects insured at this location in the sum of \$300.00. This insurance was cancelled as per Ltr. Dec. 4, 1945 as evidence on file showed that there were no such effects at this address at that time. No evidence is on file as to just what happened to them. See item 4 following:-

Item #4 - New Westminster, B.C. On file #7458-Kikusaburo SASAKI (husband) is copy of a letter of January 3, 1943 by F.J. Frick that seems to suggest that he may have had the Dollarton chattels in his possession. There is no other reference to the Frick letter on the files concerned, namely #8079 and #7458. We did not find his original letter or the letter of inquiry referred to therein on either of these files.

Item #5 - Certain garden and other implements, In and on the letter of January 27th, 1943 of A.H. Hall of Hall Seed & Nursery Co. and the memo of Green thereon, it was decided to abandon these articles "as not worth truck hire". See also memo 23-9-44 per Smith, and memo thereon of Green.



Personal Property Summary -continued

LIFE INSURANCE:

On Page 3 of registration by Ino SASAKI dated May 7th, 1942, the following information was given re Life Insurance:-

"Three \$240.00 20 yr. Endow Prudential Life Ins. Van.B.C. for children Doreen, Peter and Martha. Pol. numbers unknown, Beneficiary mother (Ino) Policies in declarant's possession."

According to letter of Canadian Bank of Commerce dated Dec.21/42 the following Life Insurance policies are revealed:-

"Life Insurance Policy No. 117176 of Dominion Life on the life of Kikusaburo Sasaki for \$1,000 with a Cash Surrender Value of \$471.25 as at Nov. 20/41 also Policy No. 117148 for \$500 with C.S.V. of \$255 as at that date.
L.I.P. No.7260012 of Prudential Life of America on the life of Ino Sasaki for \$1,000 with a C.S.V. of \$433 as at Nov20/41

As Life Insurance policies did not vest with the Custodian, no action was taken by this office.

NOTE: Those above Policies referred to in Bank letter were held by the Bank as security for a loan to Ino SASAKI and when the loan was paid off the Bank was requested per our letter Oct. 5, 1943 to hold these policies to the order of Ino SASAKI.

SPECIFIED ARTICLES:

No Radio was declared by Ino SASAKI. However a letter on file dated Feb. 9th, 1945 reveals the existence of such in storage at Kelly Piano Co. 632 Seymour Street, Vancouver. That letter of Mrs. SASAKI states that the radio was stored in husband's name - Kikusaburo SASAKI. His file is #7458 but contains no reference to a radio. Our requisition of April 11th, 1945 pays storage charges, etc. to J.W. Kelly Piano Co. Ltd.

Our letter of 22-3-45 states to that Co."there would be no objection to this radio being sent forward". Memo 24-4-45 of F. Matheson with memo on same by Green notes "shipment now gone forward". This seems to dispose of the radio in question. ✓

No Cameras, Fire Arms, Automobiles, Vessels or other radio, are revealed on the file.

The above Summary is certified to be in accordance with the information on file, June 13, 1946.

B.R. Dusenbury
B.R. Dusenbury
Administration Department.

File No. 8079

July 21, 1943.

MEMORANDUM

To: Mr. H. F. Green
From: Mr. C. C. Robinson

EVACUATION SECTION

Re: JUL 21 1943

File No.

Ass.

Ref: [Signature]

Re: Mrs. Ima Sasaki

Mr. Young visited with us and located the two box and one carton, and these were taken by Richmond Transfer Co. to 249 Powell Street, 4 (Lower Div.). The three cartons belonging to Portland, which were sent by us to Mr. Young previously in error, will be returned here today by Richmond Transfer Co.

CCB/aa

+ a changed R.A. Young.

File No. 8079
Ref. No. 09223

Dr. S. S. S. S.

Date	Particulars
1943 March 10	Land Registry Office - Certificate of Discharge
October 2	Hall Speed & Bursey
November 25	Charge to you
December 8	Rent - 5 months @ \$25.00
1944 February 5	San Life Assurance Co.
March 14	San Life Assurance Co.
April 13	San Life Assurance Co.
May 1	Rents collected - 4 months @ \$25.00
August 12	Credit re Sale of Property
	San Life Assurance Co.

Debit	Credit	Balance
\$ 1.00		
28.30		
50.00		
	125.00	
65.00		
50.00		
25.00		
	100.00	
	1,273.43	
271.20		
\$ 490.50	\$1,496.43	

CR \$ 1,007.93

File No. 8079
Reg. No. 09223

IMO SASAKI

Balance

Debit

Credit

\$1,007.93

90.00
20.00

Date
1944 August 22
November 17
December 13

Balance as per statement sent
Cheque to you

82.68
60.00
25.50
50.00
105.69

1945 February 26
March 17
April 13
April 18
August 31

Life Insurance premium
Cheques to you - Jan to Mar. 3 @ \$20.00 each
Kelly Plano Co. account paid
Cheque to you
Life Insurance premium

86.64
426.42

1946 February 23
June 16

Life Insurance premium
Cheque to you

\$1,007.93

\$1,007.93

HL

Accounting Department
February 16th, 1946

8079

June 15th, 1946

REGISTERED.

Mrs. Ino SASAKI,
Reg. No. 09223,
c/o Mr. Reid Hall,
Taber, Alberta.

Dear Madam:-

We are in receipt of your request of the 27th May last that we forward to you "the remaining amount of money" to your credit here. We advised you on the 7th instant that we would give our early attention to the contents of your letter.

We have since reviewed your file and your affairs that have vested with the Custodian preparatory to complying with your request by a brief report.

It is noted that your principal asset was the property at Dollarton B.C., and that this Realty was sold as of May 1st, 1944, and the proceeds credited to your account on our books. The file reveals that you received a statement of this sale as well as a general statement of your account as of August 12, 1944. It would appear that you were kept advised of the administration of your affairs by both Mr. A.H. Young, Barrister and this office and hence our principal duty now is to forward the funds to your credit here. This we are doing by enclosing our cheque for \$486.42 payable to your order representing your entire balance on our books. Also a statement of account to date.

It would appear that the reports, letters, and statements sent to you from time to time from this office have kept you advised of your affairs vesting with the Custodian and that this letter now concludes this report on same.

We shall be obliged for your acknowledgment of this letter with cheque attached.

Yours truly,

B.R. Eusenbury,
Administration Department.

BRD/DD.
Enc. 1.

Mailed June 19/46

June 4th, 1945.

Mrs. Ina SABAEI,
Reg. No. 09223,
Slocan, B.C.

Dear Madam:

To understand from Mr. A.H. Young of Vancouver, your solicitor, that you wish to know how your account stands and as would, in the first place, refer you to our letter of April 17th advising you that you were left with a credit balance of \$678.75 after forwarding you the cheque for \$50.00 on that date. Your credit balance remains at this figure and same is arrived at as follows:

In our letter of September 20th, 1944 we sent you a sales net proceeds statement together with a statement of your account showing that your credit balance at Aug. 12/44 was - \$1,007.93

Since that date you have been sent cheques amounting to

\$ 220.00

There is an item for storage charges on radio, paid to J.W. Kelly Piano Co., of \$ 26.50

Payment to Sun Life Assurance Co. in February 1945

\$ 82.68

\$ 329.18

Leaving a present credit balance in your account of - \$ 678.75

You have already been informed that your rehabilitation reserve figure recommended by the B. C. Security Commission is \$678.00, which thus leaves you only \$8.75 available. If this amount is required by you, then please inform us.

88.75

Yours truly,

P. Doucet,
Administration Department

PD/ER
cc to B.C. Security Commission
cc to Mr. A. H. Young

File No. 6079

October 1, 1943.

MEMORANDUM.

To: Mr. Wilson.

From: A. G. McArthur.

Just glancing through the file it looks as though the Bank has been paid up.

Did we get the note and other securities back from the Bank. The Life Insurance policies were deposited as collateral I think. The Certificate of Title seems to be still in the Bank.

at Young should get the Insurance policy relating to the Dollarton property and give it to us to have endorsed in favor of the Secretary of State.

Is this property insured against loss by the elements?

OK

*No
Bancroft to have
Bancroft want small
note with 20% will
only note for note
note premium
note*

AGM:AS

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

KITSILANO BRANCH

Vancouver, B.C.

Oct. 12th, 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Section,
505 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re Sasaki, Mrs. Ino.

Referring to your letter of 5th instant, the paid
note in connection with the former indebtedness of Mrs. Ino
Sasaki is enclosed herewith. The Certificate of Title No.
20910 L covering Lot 1, Block 3 Sub-Division "J" DL 230
is being sent to the Land Registry Office.

Yours truly,

G. Binnie
G. Binnie,
pro Manager.

EVACUATION SECTION

Rec'd OCT 14 1943

File No. 8077

Ans.

Referred

Milcom
Out to Labson

3,000

Due

833 KITSILANO BRANCH VANCOUVER, B.C.

May 19th 1942

Int. 200 71-03

\$ 128.97

at date

Place

Date

after date

we

promise to pay to

\$ 129.52

THE CANADIAN BANK OF COMMERCE

or order

three hundred

Dollars

with interest at the rate of *6* per cent. per annum, as well after as before maturity

until paid, minimum *one* at THE CANADIAN BANK OF COMMERCE here.

Value received.

KITSILANO BRANCH VANCOUVER, B.C.

ENO. 1010157 NO.

J. Sassa

1934 Triumph

4242916

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MRS. INO SASAKI

File No. 8079

Slocan B.C.

Reg. No. 09222

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2107623

Premium - \$28.71

Payable: ^X Annually, Semi-annually or monthly

Month March

Day 28th

REMARKS:

Letter sent 24/8/43

DEC - 2 1947

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.

8079

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

(1) NAME SASAKI INO MRS. (RCMP) Reg. No. 09223.
(Print) Surname Given Name

(2) Pre-Evacuation Address 2356 - 4TH AVE. WEST, VANCOUVER, B.C.

(3) Present Address 175 ELM ST., TORONTO, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) DOLLARTON, NORTH VANCOUVER, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

LOT 4, SUBJ., BLOCK NO. 3, D.L. 230, G.T. N.W.D.

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

(i) ~~Farm~~

(ii) Residence

(iii) Business

(iv) Any other type of property (describe)

Type of business GREENHOUSES & NURSERY.

(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 - - - - - \$ 3608.00

(ii) Buildings - - - - - \$ 5611.50

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - -

\$ 2000.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - -

11,219.50

(v) Amount at which Custodian sold property and credited your account - - -

\$ 350.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - -

\$ 10,869.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation DOLLARTON, NORTH VANCOUVER, B.C.; 1934 TRIUMPH ST., VANCOUVER, B.C.; MONCTON ST., STEVESTON, B.C.
FORMER A. MURAKAMI RESIDENCE

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

HOUSE 3.

(c) How stored or packed at time of evacuation FURNITURE AS IS; HOUSEHOLD GOODS, FURNISHINGS, CLOTHES IN CARTONS.

(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") See ATTACHED FORM.

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

1. FURNITURE HOUSEHOLD GOODS AT DOLLARON RESIDENCE Estimated Value \$ 350.00
2. FURNITURE (BED, TABLES, DESK, ETC.) VANCOUVER, B.C. Estimated Value \$ 450.00
3. CLOTHING, HOUSEHOLD GOODS - MURAKAMI RESIDENCE - MANICION ST. STEVENSON Estimated Value \$ 550.00

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 \$ 1350.00
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))

(6) (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

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

DOMINION OF CANADA
of
TO WIT:

I, Ino Sasaki
of Toronto
DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City

of Toronto
in the County of York
this 25th day of November

A.D. 1947.

A Commissioner etc.

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.

November 25, 1947.

Mrs. Ino Sasaki



A.H.Hall, Lessee of Dollarton Greenhouse and Nursery and later purchaser of property (1944) and under Custodian's control. (This pertains to furniture under 5(e)1.)

S.Aoki residence, 1934 Triumph St., Vancouver, B.C. Notified Custodian with list of goods left at above address. (This pertains to 5(e)2.)

A.Murakami residence, Moncton St., Steveston, B.C. Custodian not notified at date of evacuation, but Custodian took matter in hand later when I tried to gain possession of goods. Custodian could not locate 3 cartons of goods (5(e)3.) Custodian should know responsible party renting premises where goods were stored.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Toronto, Ontario,
May 19th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) INO SASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. BEST, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. F.L. HANFORD,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

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(Mrs.) I. Sasaki,
in Chief,

MR. BEST: With your permission, my lord, I have the husband of the claimant here who is actually more familiar with the claim.

THE COMMISSIONER: Very well. You might call the claimant herself first to identify the statement. What is it, a chattel claim?

MR. BEST: As a matter of fact, my lord, there are three separate claims, real estate other than farm, a business, and chattels. Could I have her identify each?

THE COMMISSIONER: Have her sworn and request that her husband testify on her behalf.

(MRS.) IEO SASAKI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mrs. Sasaki, is that your signature?

A Yes.

Q And was that form prepared upon your instructions?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q And is that your signature, and was that form prepared upon your instructions? A: Yes.

Q I understand you prefer to have Mr. Sasaki testify for you; is that the situation? A: Yes.

THE COMMISSIONER: Very well.

MR. BEST: Thank you, my lord.

(Witness aside)

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KIKASABURU SASAKI, a witness called on behalf
of the claimant herein, being first duly
sworn, testified through the interpreter
as follows:

MR. BEST: I am producing, my lord, as Exhibit 1 the
statement as to real estate other than farm. In this
case, my lord, it was just a question to know which
form to use, because actually these premises included
a house, greenhouse, and approximately 2½ acres.
We used the "other than farm" form and it might
perhaps have been more accurate to use the farm form.

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DIRECT EXAMINATION BY MR. BEST:

Q Mr. Sasaki, I understand that you conducted a nursery
and greenhouse business at Dollarton, North Vancouver,
is that correct? A: Yes, a nursery.

Q And it was from those premises that you grew small
plants and I take it sold them to florists?

A Yes, I sold to florists as well as sold them for
my own account.

MR. BEST: My lord, I would like to draw to your
20 attention that on the original claim the claimant
has claimed some \$9,220.00, I believe, for land
and buildings. He has now instructed us to revise
that claim downwards. You will notice on Exhibit 1
he is claiming \$6000.00 for the land and premises
and buildings.

THE COMMISSIONER: I see.

MR. BEST: Q: Actually these were your business premises,
isn't that the situation, Mr. Sasaki? That is where
30 you conducted your business, and it was also your home?

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A I resided in Vancouver, and I had someone in charge at Dollarton.

Q I see. Then did you rent this four room house?

A Yes.

Q He did rent the house? A: He rented it.

Q For how much, Mr. Sasaki? A: \$25.00 a month. I rented it cheaply because I wanted the lessee to look after the place for me. The person
10 who rented the house was to watch the place for me.

THE COMMISSIONER: I take it he rented it after he was evacuated?

MR. BEST: Yes. I think he has misunderstood the question.

THE COMMISSIONER: Would you put the question to him?

Q He rented the house after the date of his evacuation, is that it? A: Before I was evacuated. Just before evacuation.

MR. BEST: Q: Then did he, or some member of his family, occupy the house before the war?

20 THE COMMISSIONER: He said he had a person in charge of the Dollarton operation. Presumably that person occupied the house. You can lead him, if you wish, but it is not material.

MR. BEST: I see, my lord. From the way he answered the question I took it he rented the house, apart from the business, before the war, but perhaps that is not the case.

Q The man who ran your place at Dollarton lived in the house on the premises, is that the situation?

30 A Yes.

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MR. BEST: I see. If my friend has the valuation, he might care to put it in, my lord.

MR. HUNTER: I will file the appraisal of the North Vancouver Realty (B.M. Copping) Limited in which he values the property at \$14,500.00 as of October 1st, 1943.

(APPRAISAL MARKED EXHIBIT NO. 2).

10 MR. BEST: Q Mr. Sasaki, according to the valuation made by the North Vancouver Realty Company, there is a considerable amount of land in the immediate vicinity of your place which is held by the Municipality and is to be sold for taxes. Is that the case?

THE COMMISSIONER: Have you the appraisal there?

Here, Mrs. Mansford, is the appraisal. Just read it to him.

A: Well he says in connection with this vacant land it was overgrown and he had to open it up himself and clear it himself.

20 THE COMMISSIONER: He has not understood your question.

Q Is there other land around about his own that is owned by the Municipality and being offered for sale by the Municipality?

A He says there is land there.

Q What does he know about it? A: My lord, could my husband just help.

THE COMMISSIONER: This is a matter, as I see it, of virtually no importance, Mr. Best.

30 MR. BEST: Well, I would submit, my lord, that apparently this is a very inadequate appraisal. The whole

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basis of it is that there apparently was vacant land for sale, which may or may not affect the value of his property. I don't see how it does myself.

10 THE COMMISSIONER: It would in this way, Mr. Best. If, in the particular area, of a municipality, there was a great part of the land that was held by the municipality, having been surrendered to it for taxes, it is obvious the land that was privately owned would not have much value because the municipality could find no value for the rest.

THE INTERPRETER: He says there was plenty of land around his place, but he doesn't know anything about it.

THE COMMISSIONER: Q: He does not know who owns it?

A No, he doesn't.

THE COMMISSIONER: Now, I can tell you, Mr. Best, that Dollarton is a settlement nearly 20 miles from North Vancouver, and between North Vancouver and Dollarton there are countless acres unoccupied.

20 Q Was the mill still operating at Dollarton when you were evacuated? A: Yes.

THE COMMISSIONER: The only excuse for a population at Dollarton is the operation of a fairly large mill. I have forgotten who the owner is.

THE INTERPRETER: He says it is quite close to Deep Cove.

THE COMMISSIONER: Q: Which, the mill was close to Deep Cove, or your place was close to Deep Cove?

A In the same neighbourhood.

30 Q Yes, but is your land close to Deep Cove? How far

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away?

A: Quite close.

MR. BEST: I am submitting, my lord, as Exhibit 3, the personal property business claim.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. HUNTER: My lord, I would submit on the strength of Exhibit 3 that it is outside of the terms of reference, the stock-in-trade having been sold by the claimant for a thousand dollars.

10 THE COMMISSIONER: I do not know how you can justify claims such as this. I have told you that before, Mr. Best, but if you want to put it in, go ahead.

MR. BEST: I may be mistaken, but what my friend says is news to me. There is an attached list of merchandise from which I understood was to be left there to be disposed of by the Custodian. I frankly admit that we can't claim for goodwill because the business wasn't sold.

THE COMMISSIONER: What is the basis of the claim?

20 MR. BEST: The basis of the claim is certain merchandise valued at a total of \$507.00 which was left in the store premises.

THE COMMISSIONER: No, this document is a claim for \$2000.00 for estimated value of goodwill.

MR. BEST: Well, my lord, I am withdrawing that.

30 We can establish from the claimant that no business existed at the time the Custodian took over and that the merchandise listed on the attached sheet was the only merchandise there. Now, if what my friend says is true, that the whole of the merchandise was sold, then obviously we have no

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claim at all; but that is not my understanding of the situation.

MR. HUNTER: I have a copy of the agreement here.

MR. BEST: Q: Mr. Sasaki, this claim is for your florist business at 2356 West 4th Avenue?

A Yes.

Q Did you sell the whole business before evacuation, or did you sell part of it and leave the list of merchandise you have left with us to be sold and disposed of by the Custodian?

A I sold what I could and the remainder I left behind in Dollarton.

MR. HUNTER: It will have to be identified. This is a written copy furnished by the tenant, who is one of the parties to it.

THE COMMISSIONER: These are matters which should have been disposed of by yourself, Mr. Best.

MR. BEST: My lord, I am afraid my friend, if I may say so, is a little premature. Apparently this document pertains to the nursery business.

THE COMMISSIONER: What are we dealing with?

MR. BEST: We are dealing with a florist business in Vancouver, two entirely different things, my lord.

THE COMMISSIONER: It was one business, was it not? That is he produced his goods in Dollarton and apparently he had a store supplied from the North Vancouver nursery, the store being operated in Vancouver.

MR. BEST: We don't admit that, my lord. The claimant says he had two businesses, one at Dollarton where he grew small stuff and some he used and some he

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sold to other florists, and then sold some stuff
through his florist business in Vancouver.

THE COMMISSIONER: What is the claim that is being pre-
sented under Exhibit 3? Is that the 4th Avenue
business?

MR. BEST: It has nothing whatever to do with Dellarton.

THE COMMISSIONER: Q: Find out from the witness what
was done with the florist business on 4th Avenue in
Vancouver?

A: I sold the business,
and what was left after the sale I took over to
Dellarton.

THE COMMISSIONER: In the face of that, Mr. Best, do you
still press for a claim of goodwill?

MR. BEST: No, my lord, I don't.

THE COMMISSIONER: Is this something that counsel might
not have discovered, rather than learning about his
case before me? I am fast losing patience with
this kind of thing.

MR. BEST: I am very sorry, my lord. I am afraid that
the claimant -- I won't attempt to blame him any
more than myself -- we simply didn't understand
one another. I understood that he had two separate
businesses which had very little, if anything, to
do with one another, and I am quite prepared now to
move for an amendment to abandon the goodwill
and rely on that list of merchandise which I have
always understood was not sold to this man Hall.

THE COMMISSIONER: I will deal with these documents
independently. The list of merchandise will not
be part of Exhibit 3, is that the situation?

30 MR. BEST: Well, my lord, as you wish. It isn't

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included in the chattel claim.

THE COMMISSIONER: You better have him identify it.

MR. BEST: Q: Mr. Sasaki, this list of merchandise,
where was it left?

A: In the house.

Q: In the house at Dollarton? A: Yes.

Q: And was that list of goods sold to Mr. Hall?

A: No.

Q: It wasn't sold to Mr. Hall? It was left in the
house there and the Custodian to your knowledge
took it over, did he?

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A: It was left in Dollarton.

MR. BEST: I would put that in as Exhibit 4.

(LIST MARKED EXHIBIT NO. 4).

THE COMMISSIONER: I take it your contention is that
this list of goods covered by Exhibit 4 was sold
by the Custodian at less than the fair market
value, is that correct?

MR. BEST: Well that is correct, my lord. Now, there is
a list of chattels on the original claim form to
which I would like to bring your Lordship's attention.

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THE COMMISSIONER: Is that in addition to those covered
by Exhibit 4?

MR. BEST: It is, my lord, yes. In Exhibit 4 is a break-
down of that first group, my lord.

THE COMMISSIONER: Wait one moment. Let us be sure of
what we are talking about. There is a memo showing
merchandise left at Mr. A.H. Hall's, Dollarton,
value \$500.00.

MR. BEST: Yes.

30 THE COMMISSIONER: Are those the goods that are covered

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by Exhibit 4?

MR. BEST: Those are the goods that are covered by Exhibit 4, my lord, but you will notice Exhibit 4 is a little more complete than that list.

THE COMMISSIONER: Yes.

MR. BEST: Now I would like to file the personal chattel claim form as another exhibit and frankly admit, my lord, that if the goods were left with Mr. Hall as per the claim and left with Mr. Aoki and Mr. Murakami as per the claim, there is some doubt as to whether they can come within the terms of reference.

THE COMMISSIONER: The only way we can determine it is by bringing out the evidence, so let us find out what the facts are.

MR. BEST: Q: Mr. Sasaki, you are claiming for certain chattels, first of all, which were left at Dollarton with Mr. Hall including two stoves and two beds and bookcases. Now, what was the arrangement? Were those goods to be turned over by Mr. Hall to the Custodian, or what arrangement did you make with him?

A: I leased the whole thing to Mr. Hall, and I don't know what happened after that.

Q Does that include the furniture? A: Yes.

Q How the chattels that you have shown left with Mr. Aoki at 1934 Triumph Street, what about them?

A I handed them over to the Custodian.

Q And they were left in those premises with other goods which belonged to other Japanese Canadians

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who were evacuated, is that the situation?

A Yes.

THE COMMISSIONER: Let me understand this; the goods shown in the claim form as left with Aoki, 1934 Triumph, he now says were left with the Custodian, is that correct, and he is making a claim in respect of them?

10 MR. BEST: That is my understanding, yes, my lord, that those goods and certain other goods belonging to other Japanese people were left there and turned over to the Custodian.

THE COMMISSIONER: All right.

MR. BEST: Q: And the goods that were left at 110 Moncton Street, Mr. Sasaki, Steveston, B. C.?

A He left them with Mr. Murakami.

Q Did you ever give a list of those to the Custodian, or inform the Custodian that those chattels belonged to you?

20 A: This Murakami that he left the goods with was also evacuated later, and the son of the manager of the cannery took over the house. After that he doesn't know what happened to his goods.

Q I understand, Mr. Sasaki, that a great many of your goods were sent to a solicitor called A.H. Young who was acting for you, is that correct?

A Yes.

Q And the goods that you have claimed as left at Moncton Street were goods which were not sent to Mr. Young or to you? Is that the situation?

30 A There were some things missing from the list that was

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given to Mr. Young.

Q And these are shown on the claim as having been at 110 Moncton Street, is that right?

A Yes.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the vast majority of these chattels now claimed for were not declared as to specific items, nor were they declared as to place, and it was through the deliberate neglect of the claimant that these items were not declared to the Custodian and accordingly they were not found. It is submitted that they were left in the custody, control or management of some person other than the Custodian appointed by the owner, and that accordingly only those chattels which have come under the custody, control or management of the Custodian are within the terms of reference.

I would file the analysis of personal property claim as Exhibit 6.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your wife's signature on this J.P. form, Mr. Sasaki? A: Yes.

Q And the information given in this form was pursuant to her instructions? A: Yes.

MR. HUNTER: I would point out, my lord, that in this J.P. form which is dated the 7th of May, 1942, that under the statement of personal property

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owned certain goods are declared but they are all shown as being "now located at 1934 Triumph Street, Vancouver, B.C., and the key is in the care of Mr. Haribe, 1863 Triumph Street, Vancouver."

The list there would appear to correspond with the list shown in the claim form for Mr. S. Aoki, and which are now valued at \$307.00.

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

10 Q These chattels for which your wife is claiming, they all belong to your wife, is that correct?

A Yes.

Q And can you tell me why your wife never declared these things to the Custodian which were left with Mr. A.H. Hall? At They were not reported because Mr. Hall was looking after the whole matter.

Q He undertook to look after your personal property that was stored with him, did he?

A Yes.

20 Q Now why didn't your wife declare this property which she left at Murakami's at Steveston?

A Because he thought that the manager's son would look after the matter for him.

Q It was left in the manager's son's charge, was it?

A Yes.

Q I see. Did he occupy that building that it was left in? At Yes.

Q So these things which were left in Steveston were actually in the custody of this man, were they?

30 A Yes.

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Q What was his name?

A: I don't know.

MR. HUNTER: The real property, my lord, was advertised in catalogue No. 427, and the one bid received was an amended bid actually for \$1350.00. The first bid that was received was from Albert H. Hall for \$850.00. He was the tenant, my lord, and he was of course advised they had an independent appraisal and they couldn't accept anything under \$1450.00. His was the only bid received. He then raised his bid to \$1350.00 and that was approved and accepted.

THE COMMISSIONER: Did you have a re-appraisal before accepting the bid at a lower figure than the initial appraisal?

MR. HUNTER: There doesn't appear to have been. The first bid was September 20th, 1943, and the next bid was April 22nd, 1944. There had been no bids in the meantime. Actually he was apparently buying it on behalf of Marjorie Sylvia MacLean to whom the deed was made, and it was sold as of the 1st of May, 1944, to her.

Q I have two photographs here, Mr. Sasaki, are these photographs of your Dollarton property?

A This is a picture of my greenhouses and this is a picture of my home.

MR. HUNTER: I tender these two as Exhibit 8.

(PHOTOGRAPHS MARKED EXHIBIT NO. 8).

Q Before you left, you sold the stock-in-trade, that is the plants, and so forth, to Mr. Hall for a thousand dollars?

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Cross-Exam.

A Yes.

Q And it was part of the agreement under which you sold him those that he could use any of the tools and equipment around there, though they remained your property?

As Yes.

MR. BEST: He hasn't made any claim for tools.

MR. HUNTER: Q: No. And was it also part of the agreement that he would have the use of the furniture?

A Yes.

10 Q Now this furniture that was left with Mr. A.H. Hall, that furniture was left in the house for the use of Mr. Hall. It is shown in the claim form as left with Mr. Hall.

As Yes.

MR. HUNTER: As far as the Steveston chattels are concerned, my lord, these, as I mentioned earlier, ^{not} were declared. All the advice the Custodian had on them was a letter from the claimant's solicitor, Mr. Young, Albert H. Young of Vancouver, advising them he had received a letter from his client saying, "There are ten packages (tin and wood containers, cardboard boxes and wicker trunk) marked Sasaki either with the English alphabet or with the Japanese characters", and showing the Japanese characters and stating what they contained, and so on, and asking the Custodian to make arrangements to have these delivered to him and to send all the packages to 262 Powell Street, Komura Brothers, and he would have them re-packed and forwarded to Slocan. The Custodian forthwith attended to it and ten packages were sent to Mr. Young, care of

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Kamuro Brothers, 269 Powell Street, who acknowledged receipt of them, and that was the end of it as far as the Custodian was concerned.

THE COMMISSIONER: That is the whole ten packages were taken from the Steveston premises?

MR. HUNTER: Yes. Apparently the claimant now claims that there are these packages and items shown on the form at the bottom for which he is claiming \$500.00 as missing from these boxes. I assume that is the claim.

THE COMMISSIONER: Is that Exhibit 4?

MR. BEST: No, my lord, it is the bottom group of chattels shown under the name Murakami in the original claim.

THE COMMISSIONER: Yes, I see.

MR. HUNTER: And as I understand it from my learned friend, the contention now is that from those ten boxes which were taken from those premises and delivered to the claimant's solicitor, these items had vanished.

20 Q Is that so, Mr. Sasaki?

A How many?

Q There were ten cartons?
ten, three are missing.

A: Out of the

THE COMMISSIONER: But you say that Young received ten?

MR. HUNTER: He received them all, my lord.

THE COMMISSIONER: Have you any receipt from Young?

MR. HUNTER: Merely a sort of a blanket receipt in which he says, "I have your letter of the 16th instant, and I thank you for arranging with your Steveston representative to bring to Vancouver from

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Steveston, the personal effects of Mrs. Ino Sasaki.

"I have paid the Richmond Transfer account for \$2.50 yesterday and I enclose one of this firm's triplicate receipts. If there is any expense in bringing the rest of the items belonging to Mrs. Sasaki, please let me know."

I don't know what the receipt shows. 9 cartons, it looks like, household effects, 269 Powell Street from Steveston. However, there is a memorandum here from the Custodian's representative showing that the ten things constituted one Japanese tea box and nine carton boxes.

THE COMMISSIONER: I think perhaps it would be as well to put in such correspondence as you have so that the claimant's counsel is aware of what evidence might be led in regard to it.

MR. HUNTER: There is quite a bundle of correspondence, my lord, but I think possibly it should all go in as one exhibit.

THE COMMISSIONER: Very well.

MR. HUNTER: You might call this the correspondence re chattels at Steveston. What they amount to is this, that the letter is received from the solicitor, Young, instructions are given by the Custodian to his field men who see that these are shipped. We then get an advice that nine cartons are shipped, and a cartage receipt to that effect.

(LETTERS MARKED EXHIBIT NO. 9).

MR. HUNTER: These are some of the items, my lord, about

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which I have earlier made the submission that these were left under the custody, control or management of someone other than the Custodian.

THE COMMISSIONER: Yes.

MR. HUNTER: As far as the merchandise valued at \$500.00, and the household furniture and effects left with Mr. Hall is concerned, the submission is they were not declared. The Custodian had no reason to find them and never, in fact, did find them, and at no time was the Custodian advised that they were there.

Q You didn't advise the Custodian that these things had been stored with Mr. Hall?

A No.

MR. HUNTER: So that the submission, or at least the position the Custodian takes, my lord, is that the only things declared were those in the J.P. form, Exhibit 7, showing that certain goods were stored at 1934 Triumph Street. Now, insofar as those are concerned, they were inexplicably mixed up with a number of other Japanese and were sold. At least everything that was found there was sold and certain things sold were put in the suspense account, but it was impossible to decide whose were those.

Q Did you label your articles which you left at 1934 Triumph Street? A: No.

Q Was there any way of telling that they belonged to Mrs. Sasaki rather than to any other Japanese?

30 A It was labelled and piled up in one pile.

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Q Where was it piled? A: In the
Triumph Street house basement.

Q Was there somebody living at Triumph Street when you
left them there? A: Yes, there
was somebody living there.

Q Who was living there? A: A Mrs.
Wahida.

Q Why did you leave them at 1934 Triumph Street?

A I was living there before evacuation.

10 Q I see. And you just left them there when you
were evacuated, is that it? A: I left them
there but reported them to the Custodian.

Q Yes, but you weren't told to leave them there by
the Custodian? A: The Custodian
didn't tell me to leave them there but I left them
there and reported them.

Q And there were some other Japanese living in the
house at the same time you were living there?

A Yes, but they left at the same time as I did.

20 Q And they left their furniture there?

A Yes.

Q What kind of a label did you put on this pile in
the basement? A: On a piece
of wood, a wooden label.

Q What did you put on the label?

A Just my name.

Q In English or Japanese? A: In English.

MR. HUNTER: I see. I don't know what to suggest in
this case, my lord. Certain goods were obviously
30 sold, and possibly they belonged to the claimant.

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THE COMMISSIONER: You might get the names of the other persons who left their goods in those premises?

MR. HUNTER: Well I think already this matter has been taken up by the claimant and he has been asked to itemize or to identify items on the auction sheets which belong to him.

THE COMMISSIONER: Without success?

MR. HUNTER: Without success.

10 Q You had some correspondence with the Custodian's office to try and identify your items on the auction sheets, did you? A: I wrote to

the Custodian but they replied they were busy at the time and would let me know later.

Q Who else was in the house at the time that you were there, and I presume you were evacuated together? Who else lived there? A: Tanaguchi,

Uchida, --

Q What was Tanaguchi's first name?

A Kay Tanaguchi.

20 THE COMMISSIONER: Q: Was there something about Uchida as well? A: Uchida.

Q What was his initial or his first name?

A I don't know her initial, but it was a Mrs. Uchida.

Q Were they the only two people who left goods in the house besides yourself?

A Only three.

THE COMMISSIONER: I do not think you can get very much further, Mr. Hunter.

MR. HUNTER: No. I suppose the only thing is for the
30 Custodian to send them the auction sheets and ask

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them to pick out what belongs to them. That is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. BEST: No, my lord, except the claimant has already stated in relation to the goods left with Mr. Murakami that he did, as my friend points out, get most of them, but the ones he is claiming he hasn't received, and I would like to direct attention to the letter from Mr. Young in which he says, "If there is any expense in bringing the rest of the items belonging to Mrs. Sasaki, please let me know".

THE COMMISSIONER: Undoubtedly Young will be called in Vancouver.

MR. HUNTER: That letter is on file there, my lord, in the correspondence, and I read it into the record.

THE COMMISSIONER: That is all, Mr. Sasaki.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrabin
"T. P. HORRABIN"
Official Reporter.

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DEFENCE BRIEF

Mrs. Ino SASAKI

File No. 8079

Case No. 1058

Urban Real Property
Chattels
Toronto, Ont.
19 May 1948

REAL PROPERTY CLAIMS

1. Real Property Claim

\$6,000.00

Appraised at

\$1,450.00

Sold for

\$1,350.00

(a) WITNESS - E.N. Copping (North Vancouver
Realty Co. Ltd.). Appraisers.

Legal description - Dollarton, Lot 1,
Block 3/J D.L. 230

(b) Property wholly owned by claimant.

Note: Husband of claimant (Kikusaburo
SASAKI) presented claim on behalf
of his wife. Claim has been amended
from \$9,220.00 to \$6,000.00.

Question of fair market value only.
(Defence submission P.13)

PERSONAL PROPERTY CLAIMS

2. Chattel Claims

\$1,276.50

All Sold for

This claim is somewhat complicated. Firstly,
the claim for goodwill is abandoned. The
remainder of the claim is divided into 2 parts -
Exhibit 4 - which is a claim for merchandise
amounting to \$507.00; and Ex. 5, which is a
claim for other chattels totalling \$769.00.

The claim for merchandise, \$507.00, is a claim
for goods that were removed from a retail
florist shop claimant operated on West Fourth
Avenue, Vancouver, after she sold the shop.
These goods were sent to claimant's nursery in
Dollarton and committed to the custody of
tenant, A.H. Hall. Claimant contends that
these chattels were sold at less than fair
market value.

Claimant, on cross examination, asserts
that he didn't declare goods left with A.H. Hall
because Hall was in charge of them. (P.14 line 19).

Defence submission re this part of claim is
at P.19 line 5. *in AGENCY*

With regard to Exhibit 5, the claim for other
Chattels may be summarized thus:-

(See Ex. 5)

A. Furniture left with Hall	\$107.50
B. Stored in school at 1934 Triumph	\$162.00
C. Stored at home of A. Murakami (Steveston)	\$500.00
TOTAL	\$769.50

- A. Note that claimant leased premises at Dollarton to Hall and she admits (P.11 line 25) that lease included furniture. These household effects were not declared in J.P. form. Custodian had no reason to find them - See P.19 line 8 et seq.
- B. Chattels stored at 1934 Triumph. These were the only goods declared in J.P. Form. The claim totals \$162.00. These articles were stored in with other persons chattels. At least everything that was found there was sold but it was impossible to decide whose chattels were whose - see P.19 line 15. Claimant claims she reported these articles to Custodian - see P.20 line 12. There has been no success in Custodian's efforts to have claimant identify items on auction sheets.
- C. Chattels stored at home of A. Murakami, Moncton St., Steveston, B.C. These chattels consisted of 3 boxes of clothes and silverware and dishes. Claimant left these chattels at the above address. When MURAKAMI was evacuated, these chattels were left in charge of the son of the manager of the Cannery. Claimant has no knowledge of what happened to these chattels. Claimant requested that some of his chattels be sent to his solicitor, A.H. Young, and his claim is for chattels left at this address that were not sent to Mr. Young. The chattels left at this address were never declared by claimant and she admits (through her husband) that these chattels were in the custody of the cannery manager's son. (P.14 line 30).
- The only advice the Custodian had on the Steveston property was a letter from A.H. Young to Custodian which referred to 10 packages at this address. 10 packages were sent to Young care of Komura Bros., 269 Powell St. It is for 3 of these cartons that plaintiff is claiming. Correspondence regarding this part of the claim is marked Exhibit 9.
- Defence submission at P.13 line 5 - and see also submission P.19 line 15.
- A.H. Young is to be called in Vancouver - presumably by claimant - regarding the chattels left on the MURAKAMI property. See Transcript P.22 line 13.

Summary of Defence Witnesses

<u>Witness</u>	<u>Where Required</u>
E.N. Copping	1 (a)
A.H. Young	2 (c)

JLG/mw

Name of Claimant
Custodian File

SASAKI, Inc
8079

Case 1058

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
1350.00	67.50 12.50									480.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
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			
			40%	162.00	74.52				74.52	
TOTAL RECOMMENDATION										554.52

8079

December 8th, 1950.

Mrs. Ino SASAKI,
62 Simpson Ave.,
Toronto, Ontario.

Dear ~~xxxx~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1058

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$554.52.

Cheque in your favour is enclosed for \$522.44 and we have paid the Co-Operative Committee .. \$ 32.08 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CLAIM NO. 361 - Mrs. Yone HOYANO

This claim refers to a farm property of 8.53 acres developed for greenhouse production, situate near Hammond, B.C. It was sold by the Custodian to the D.V.L.A. in July 1943 at \$3565.00, based upon an S.S.B. appraisal made in May 1942, at \$3635.00.

The breakdown of the appraisal is made up as follows:

5 greenhouses, 40x100, 20x100 and 3 of 18x100 respectively, on cement foundations	\$1970.00
Other buildings	830.00
4.55 acres cultivated land	455.00
3.98 acres wild land	30.00
Cemented well and 2 electric pumps	300.00

All buildings are valued at 50 per cent. of the valuator's estimated cost, less depreciation.

The fair market value of the component parts of this property, calculated on the basis adopted in the Greenhouse Memorandum is as follows:

80% of the depreciated value of greenhouses estimated by Patkin -	\$7296.00
S.S.B. valuation of other buildings, plus 80%	934.00
S.S.B. valuation of 4.55 acres cultivated land, plus 80%	819.00
S.S.B. valuation of wild land	30.00
S.S.B. valuation of cemented well and pumps	300.00
	<u>\$9379.00</u>

I conclude that the fair market value as at July 1943 was \$9379.00. I THEREFORE RECOMMEND payment to the claimant of \$5814.00, being the difference between sale price to the D.V.L.A. and the fair market value.

H. J. Bird

Commissioner.

December 29th 1949.