

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					3219.		2611.44			2611.44
<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 & 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			
						20.00			2.40	2.40
TOTAL RECOMMENDATION									2613.84	

CASE NO: 492.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 31st, 1948.

IN THE MATTER OF THE CLAIM OF  
RIICHI SASAKI.

PROCEEDINGS AT HEARING.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Lethbridge, Alberta,  
 March 31st, 1948.

IN THE MATTER OF THE CLAIM OF  
RIICHI SASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

W.E. HUCKVALE, Esq., appearing for the  
 Claimant.

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A. WATSON, Esq., Secretary.  
 D.J. HANDFORD, Esq., Official Interpreter.  
 S.R. HOWARD, Esq., Official Reporter.

R. Sasaki,  
In Chief.  
Discussion.

MR. HUCKVALE: The next case is Riichi Sasaki, sir.

THE SECRETARY: Case No. 492, Riichi Sasaki.

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

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Sasaki, you have a claim for real property described as the west half of the south half of the south-west quarter of Section 33, Township 16?

10 A Yes.

Q And with respect to that real property, did you instruct me to prepare this form?

A Yes.

Q And you have signed it? A: Yes.

Q And is it true and correct to the best of your recollection and belief? A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now, Mr. Sasaki, on this land was a building  
20 known as a community hall?

A Yes.

Q And you are claiming that as part of your property?

A Yes, there is no other responsible person so that I am claiming for it.

Q I show you this surveyed plan. Can you indicate the land on which the hall was situated?

A It is shown on the bottom just left of centre.  
It is about one hundred by two hundred feet.

Q That was the land set apart for this building to be  
30 erected on? A: Yes.

R. Sasaki,  
In Chief.

MR. HUCKVALE: I think I had better file that plan for what it is worth.

(PLAN MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now you divided this land into two parts, didn't you? A: It was in an eighty acre plot and two of us bought it and it was divided.

Q Well, didn't his property form part of this 35 and a fraction acres that he is claiming for?

10 A Yes, I employed my brother.

MR. HUNTER: My lord, perhaps I could clarify that for my learned friend. This property has 40 acres and 5 acres was leased to his brother for some considerable time and his brother made a sub-lease, and the claimant claims the other 35 acres.

MR. HUCKVALE: I think that is correct, sir.

THE COMMISSIONER: Are you aware, Mr. Hunter, whether there is any claim made by the brother?

MR. HUNTER: I think this claim should be amended to include 40 acres. His brother had only a lease.

20 THE COMMISSIONER: Yes. In the circumstances he couldn't make any claim because it would be a leasehold.

MR. HUCKVALE: Then I will formally make application for the amendment, my lord.

THE COMMISSIONER: We will amend the claim to include the remaining  $4\frac{1}{2}$  acres, so that your claim is in respect of a total of 40 acres.

MR. HUCKVALE: Thank you, my lord.

MR. HUNTER: I think possibly it might be as well to clarify the question of the buildings on that

R. Sasaki,  
In Chief.  
Discussion.

five acres. The brother treated it as his own property. There were some buildings there, a 4 roomed house, a packing house, a woodshed, and another little cabin, and if this man is claiming for it, I think he should make clear whether he is claiming as owner or on behalf of his brother.

MR. HUCKVALE: I might go into that, if you like.

Q On the land that your brother farmed, there were some buildings, is that correct?

10 A Yes, there were four buildings on it. I am claiming for only 2.

Q You are claiming for 2?

A Yes, I am claiming for 2. The other 2 are very small buildings.

Q You are making a claim for 2 buildings on the 5 acre piece, and you think the other two were of no value, is that it? A: Yes, I am claiming for just the two buildings and the other two are of no value.

20 Q Perhaps you will describe the two buildings that had some value? A: There is a house and the woodshed.

Q A house and a woodshed? A: Yes.

Q Can you tell me when the house was built?

A I think it was about 1936 or '7.

Q And do you know roughly the cost of that house?

A About \$600.00.

Q Six? A: Yes, six.

Q What condition was it in in 1942?

30 A It was in good condition in that year.

R. Sasaki,  
Discussion.

Q And the woodshed, can you tell me roughly when that was built? A: In the same year.

Q And could you give me an approximate cost of that woodshed? A: About \$50.00.

Q And what condition was it in in 1942?

A It was in use right up to the time when we left, and it was in good condition.

MR. HUNTER: Possibly, my lord, if I might file this appraisal now.

10 MR. HUCKVALE: Yes. I take it that covers both properties.

MR. HUNTER: Yes.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now in your real property form you state that in 1941 your gross crop was \$6000.00?

A Well, that is the estimate I have put in my claim.

Q Is that from your own land only or does it include the land your brother farmed?

20 A That was the crop from my own property, the property I was farming myself.

Q And did you make out this statement at my request?

A Yes, my son made this out for me.

Q And where did he get that information from?

A From the Mission Pacific Association.

Q And that gives, on the first two pages, your income, and on the last page your expenses, is that correct?

A Yes.

Q Now you have put in wages of \$1400.00, is that an exact figure or an approximation?

30 A This is a rough estimate. It is not exact figures.

R. Sasaki,  
In Chief.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: And this is what?

A A list of his income for the year 1941 with a list of his expenses attached.

MR. HUCKVALE: I would also like to file a letter from the Office of the Custodian, dated March 12th, 1943, which refers to the insurance on this man's dwelling house. It simply lists the amount on the dwelling, the garage, the barn, the machine shop and the woodshed.

THE COMMISSIONER: Very well.

MR. HUCKVALE: I will file that.

(LETTER MARKED EXHIBIT NO. 5).

THE COMMISSIONER: I notice that your real property claim as set out in Exhibit I shows a total of \$17,500.00, which is greater than the claim made in the claim form.

MR. HUCKVALE: Yes, sir. We will stick to the claim form. We won't ask for any amendment upwards.

THE COMMISSIONER: Very well.

MR. HUCKVALE: Q: Can you tell me the condition of your strawberry crop at the date you were evacuated?

A I was evacuated in May and the blossoms were very good.

Q Had those plants any future life as bearing plants?

A Yes, there was plenty of expectation for future crops.

Q What would you say as to the future life of the other crops you have described in this form?



R. Sasaki,  
Im Chief.

A Yes, there was plenty of prospect for several years good crops from the fruit trees.

Q And what about the rhubarb, the raspberry, the logans, the blackberries, and the boysenberries?

A Yes, they should have been productive for some time after I was evacuated.

Q Now I show you this document which is a lease or purports to be a lease made between you and Johann Ewart. Ask him if he signed that?

A Yes.

10 Q And it recites that you were to be paid \$1750.00. Did you ever get that much money?

A I received a half and the Custodian retained a half.

Q Well what did you get when you got your half?

H How much money? A: I received altogether about \$900.00 in various amounts.

MR. HUCKVALE: I will tender that lease, sir.

(LEASE MARKED EXHIBIT NO. 6).

20 MR. HUCKVALE: Q Now, Mr. Sasaki, with respect to your personal property, you are claiming for the value of one Percheron horse, is that correct?

A Yes.

Q And did you instruct me to prepare that form with reference to that animal?

A Yes.

Q And is that your signature on that document?

A Yes.

Q And is that document true and correct?

A Yes.

30 MR. HUCKVALE: I tender that, sir.

R. Sasaki,  
In Chief.  
Discussion.

(STATEMENT MARKED EXHIBIT NO. 7)

MR. HUCKVALE: Q: Can you tell me if that horse was or was not well broken and trained in 1942?

A Yes, he was a good work horse.

Q Thank you. Will you answer my learned friend, please.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the horse was left in the custody, control or management of some person other than  
10 the Custodian appointed by the owner, and that accordingly it only comes within the terms of reference upon the Custodian having it within his custody, control or management.

THE COMMISSIONER: What date did the Custodian take over the horse? He did at some stage, did he?

MR. HUNTER: Yes, my lord, the horse was sold.

THE COMMISSIONER: Are you suggesting that the horse was not very well kept in the interval?

MR. HUNTER: Very definitely, my lord. The horse, plus  
20 some old harness, was sold for \$20.00 after appraisal. It was appraised at that sum and sold at that sum.

THE COMMISSIONER: I see. Very well. It will be interesting to learn at what date the Custodian took custody of the horse.

MR. HUNTER: I think it was somewhere around the first of 1943, I think in January, my lord. I will ascertain that definitely. I think that was the approximate date. We shall produce evidence later,  
30 my lord, to show that the horse was farmed out by

R. Sasaki,  
Discussion.  
Cross-Exam.

the tenant for all types of work, improperly shod,  
and so on, and did not receive the proper care and  
attention.

Now, my lord, as far as this statement of income  
is concerned, is that from the same book?

MR. HUCKVALE: No, it isn't, it is from a different  
co-operative entirely.

MR. HUNTER: I wonder, my lord, if I could find out from  
my learned friend whether he is proposing to offer  
10 anything other than this self-serving document, or  
is it to be proven in any other way?

MR. HUCKVALE: That is all I have got. He said the son  
has it. I can produce the son.

MR. HUNTER: As long as I know it is not going to be  
supported, my lord, I am quite satisfied.

MR. HUCKVALE: If I can find the books at any time, I will  
be glad to produce them.

THE COMMISSIONER: Yes, that will be all right, if you  
can furnish your friend with that.

20 MR. HUCKVALE: That purports to be taken directly from  
the books and is a direct copy.

THE COMMISSIONER: I see.

MR. HUNTER: As far as the real property, my lord, is  
concerned, it is a question of appraisal of the  
value. Did I give your Lordship the sale price?

THE COMMISSIONER: Not yet.

MR. HUNTER: The assessment was land, \$800.00; and im-  
provements, \$1900.00, making a total of \$2700.00.  
It was sold to the V.L.A. for \$3219.00.

30 Now the question of the hall is somewhat

R. Sasaki,  
Discussion.  
Cross-Exam.

disturbing to the Custodian as he has never really been sure whether he had the right to sell this hall or not, or whether it should be credited to this man. It is unquestionably on his land. I had better ask him about the arrangements, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Sasaki, under what arrangements was this community hall erected on your property?

10 A That was a project that was undertaken just shortly before evacuation and the building had only just been completed when the evacuation took place.

Q Well, was any formal arrangement made to lease this land to the Association, or what was the arrangement? What was the arrangement insofar as the title went to the building? Who owned it?

A The blueprint plan that was previously submitted was drawn up in order that the title to this land could be transferred to the Association when the building was finished, but the evacuation took place in the meantime and the transaction was never completed. The title to the land that I was to transfer.

20

Q The Association put up the money for this building, did they? A: Yes.

Q Have you been in communication with any members of this Association? A: No, we were all evacuated to different places far apart and I have not been able to get in touch with anyone.

30 Q Well, are you claiming the value of this building

R. Sasaki,  
Cross-Exam.

for yourself or as trustee for the Association?

A There aren't any responsible people around so that as it is ~~only~~ property, I am claiming it myself.

Q And not as trustee for the Association?

A I am claiming for it myself, because there are no representatives of the Association around anymore. I don't know where they are.

Q That is fine, thank you.

10 MR. HUCKVALE: Perhaps my learned friend wouldn't mind asking if this Association had any corporate existence at any time. My understanding is no.

THE COMMISSIONER: Do you think it makes very much difference? After all, this man has a perfectly good title because he is the owner.

MR. HUCKVALE: I asked him about it, my lord.

THE COMMISSIONER: I don't see any occasion for him to worry about it. He is the owner.

20 MR. HUNTER: I was wondering purely on behalf of the Custodian whether he would be ~~considered~~ as having had the interests of this Association.

THE COMMISSIONER: I doubt if that could arise. If somebody else comes on my land and puts up a building on it, it is his lookout if he doesn't protect himself.

MR. HUNTER: I went to law school too long to try to answer that one.

30 MR. HUCKVALE: I can state definitely there is no doubt, and that there is no one but himself to claim this as, as far as I can find out, this had no corporate existence under the "Companies Act" or

R. Sasaki,  
Discussion.

under the "Societies Act" or anything else that I know of.

THE COMMISSIONER: As far as I am concerned, I propose to deal with it as if it belonged to Sasaki.

Is there anything further?

MR. HUCKVALE: No, sir, that is all.

THE COMMISSIONER: Thank you, 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.

*S.R. Howard*  
"S.R. HOWARD"  
Official Reporter.

20

30

base 492

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.

ACKNOWLEDGED NOV 20 1947

File No. 5964

Letter purp

28

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

- (1) NAME SASAKI RIICHI (RCMP) Reg. No. 12915  
(Print) Surname Given Name
- (2) Pre-Evacuation Address Box 144 Matsqui B.C.
- (3) Present Address Welling B.C.  
acta
- (4) REAL ESTATE
- (a) Street Address (if any) Downes Rd. Matsqui, B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) W 1/2 of S 1/2 of S.W. quarter of Sec. 35, twsp. 14 10, municipality of Matsqui, B.C.

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

- (i) ~~Farm~~  Residence Type of business \_\_\_\_\_  
(ii) ~~Residence~~  Business  
(iii) ~~Business~~  \_\_\_\_\_  
(iv) Any other 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	5000.00	
(ii) Buildings	4350.00	
(iii) <del>Business</del> <input checked="" type="checkbox"/> <u>Crops</u> <del>Business</del> <input checked="" type="checkbox"/> <u>Strawberries, rasp, blacks, boysen, 'barbs.</u>	7300.00	
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	16650.00	
(v) Amount at which Custodian sold property and credited your account	3219.00	
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	13431.00	

(5) PERSONAL PROPERTY

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

(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") Reverted to  
Custodians care after Ewert's lease was up!

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

1.	<u>1 horse</u>	Estimated Value \$	<u>175.00</u>
2.	<u>Custodian's <del>xxxx</del> S.P.</u>	Estimated Value \$	<u>20.00</u>
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 \$ 155.00

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) - - - - -) \$ 13286.00

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

LETHBRIDGE

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 )  
 Province of Alberta )  
 TO WIT: )

I, RIICHI SASAKI of the VILLAGE  
WELLING in the PROVINCE 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 City )  
 of Lethbridge )  
 in the Province of Alberta )  
 this 18 day of November )  
 A.D. 1947. W. H. Henckwaale )

A Commissioner &c.

*R. Sasaki*

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.



SASAKI

R.

(Claimant's Name)

REAL ESTATE  
(Farm Land)

12915

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Cultivated or at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	10 acres						
Cultivated not planted	3 acres	24th December 1919	Downes	\$1000.			
Cultivated and not in crop							
List Crops					All bush	nil	9500 <sup>00</sup>
Strawberries	6 acres						
Rhubarb	2 "						
Raspberries	1½ "						
Logans	½ "						
Blackberries	½ "						
Boysen	½ "						
Total							

## IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Clearing and Drainage (17 acres)	1919-1942	\$3400.00
Cultivation, trees, plants	Yearly	500.00

EXHIBIT No. 492-1  
 DATE 31 mar 1948  
 FILED BY W. M. Muckvale  
 3900

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Hall		20 x 40	Cedar siding	1941	\$1500.00	Community labour	\$1000.00	\$500.00	\$2000.00)
House		10 x 18	" "	1941					(
Dwelling house		28 x 28	Fir siding	1920	-improved. Applicant has no record of costs.				500.00
Woodshed & garage		20 x 38	rough lumber	1939	later years 300.00		100.00		200.00
Root house		20 x 40	Fir siding	1937	500.00		200.00		500.00
House		24 x 24	Fir siding	1922	no recollection of costs				150.00
2 Packing sheds		16 x 20							100.00
Wood shed		14 x 28	Rough lumber						50.00
House		22 x 32	Fir Siding	1930	500.00		300.00		600.00

4100.00

\$17,500.00

Comments re Appraiser's report not covered by above information: Japanese Hall and adjoining house were built by Community but on land owned solely by applicant. So far as is known there is no other claimant for these buildings. Applicant always had good crops on land farmed by himself. That farmed by his brother also produced high yields. From berries and rhubarb applicant's land (exclusive of his brother's) produced in 1941 approx. \$6000 gross crop. Applicant supported wife and 6 children from this land, only 3 children old enough to help. In view of original cost, cost of clearing and planting etc. and production figures, applicant thinks his value for land alone of \$5000.00 represents a figure lower than actual market value. While buildings are numerous, they were necessary in view of having to hire help during picking season. Fruit trees were all producing and there was a well developed vegetable garden for applicant's use.

R. Sasaki

Signature

PLAN OF SURVEY OF  
FRAC. S.W. 1/4 SEC. 33 TP. 16.  
NEW WESTMINSTER DISTRICT.

Scale 300 ft = 1 inch.

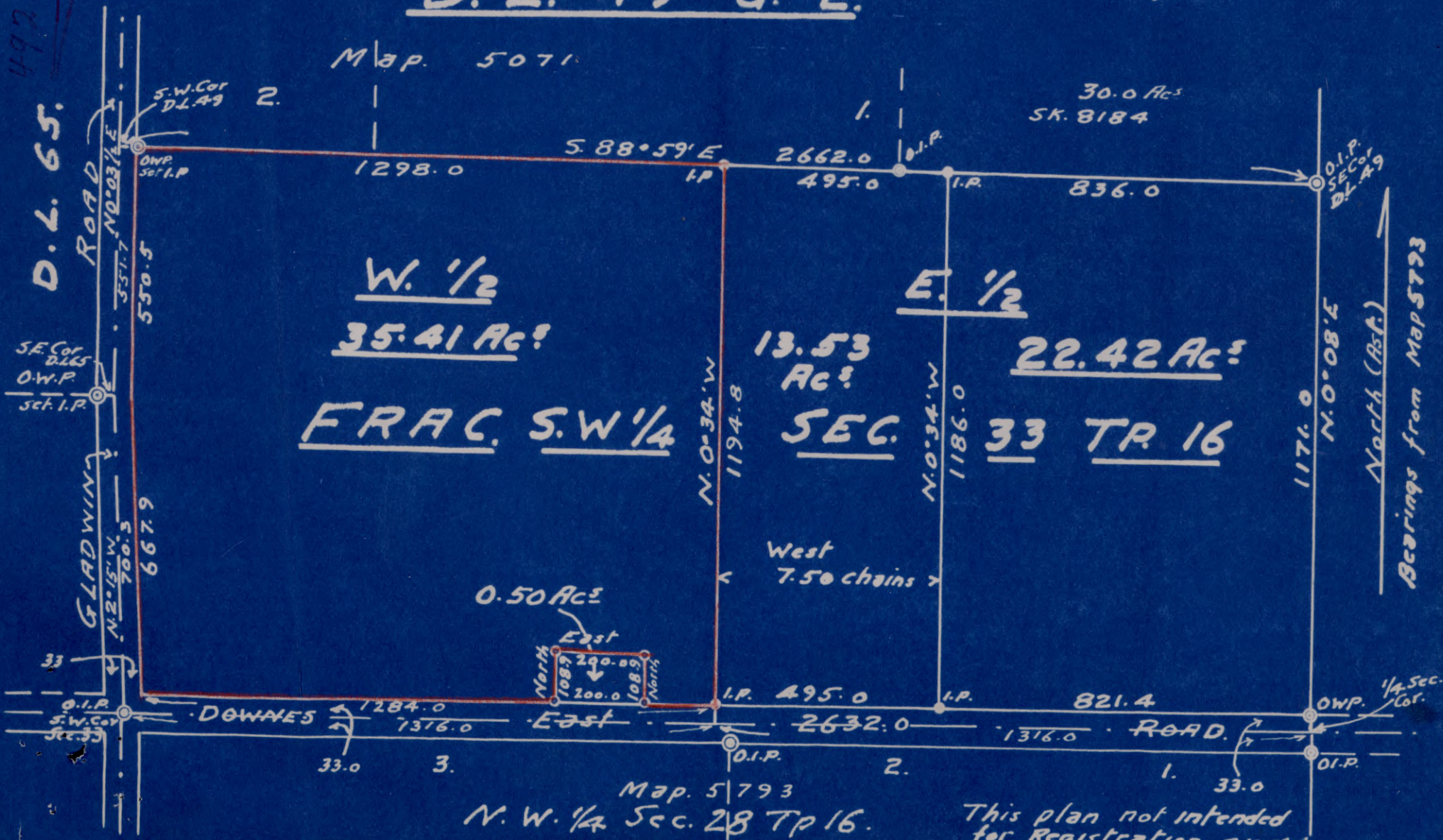
I, H.H.B. Abbott of Abbotsford B.C. a  
 British Columbia Land Surveyor, make oath  
 and say that I was present at and did  
 personally superintend the survey represented  
 by this plan and that the survey and plan  
 are correct. The said survey was  
 completed on the 10<sup>th</sup> day of December 1941.

Sworn before me  
 this 18<sup>th</sup> day of December 1941.

J. H. B. Abbott.

John A. MacKay B.C.L.S.

D. L. 49 G. 2.



This plan not intended  
 for Registration T.M.B.A.

EXHIBIT No. 492-2  
DATE 31 mar 1948  
FILED BY W.E. Muehrke

5964

# Farm Appraisal Report

File No. JL-223

Land Description W $\frac{1}{2}$  of S $\frac{1}{2}$  of S.W. $\frac{1}{4}$ , Sec.33, Tp.16, N.W.D.

Containing 40 Acres

Owner's Name Ritche SASAKI Post Office Address Abbotsford

Nearest Rail Point Abbotsford Distance 3 miles

Market Town " Distance "

Church (give denomination) All denominations, Abbotsford Distance "

Nearest School Abbotsford (Bus at gate) Distance "

State how property was identified: Map, roads.

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

On corner of 2 very fair roads. Gravelled and always easily passable.

Is this district a good one? Fair.

Employment opportunity Seasonal farm and berry work, hop picking. No industry.

Predominating Nationality and religion: British. Scattering Jap holdings here. Protestant

Describe Fencing and its condition: Bits of fair wire fences here and there. Value \$

Water supply: Gravity to Downes Rd. buildings; well to Gladwin Rd. buildings. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	(See attached report)						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

492-2  
31 Mar 1948  
J.W.G. Hunter

No electric light available, nor near.

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs? Yes.

Describe repairs needed to make buildings serviceable and give approximate cost of same.

Both dwellings are a very cheap type; Gladwin road is fairly new & could be used but other one is old. Might be turned into henhouse or other farm bldg. Jap Hall is a good new building & could be converted. I couldn't see in; all boarded up.

Describe the basement and chimneys: Jap hall brick to ground; others metal chimney, and no basements in any.

Gladwin Road.  
No. rooms downstairs? 4 Upstairs? 1 st. How finished Shiplap, shingled all over  
Downes Rd.-Common board out, shiplap in, shake roof, Metal S.P. 4 rooms.

Are buildings painted? -No. Condition of paint

Jap Hall-good wide cedar siding out.

Distance from nearest bush Gladwin Rd. 60'; Downes Rd.-not close; Jap Hall-none near.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
16.7	Rolling-steep in spots.	Sandy loam to lt. clay	Sdy. clay	Mixed berries, etc.	60.00	1002.00
Scattered stumps-5 in Gladwin Rd. clearing; 23 in Downes Rd. and a nest of about 1/4 ac. Also Jap Hall is surrounded with 13 stumps. All are big fir.						
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
20.1	Rolling	Peat to	sdy. loam on clay to sdy.	Clear heavy bush Drain some.	\$200. up	10.00
1.6	semi clear	Und. L. loam-sdy. cl.	Stumps, some brush		\$75.	25.00
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	
1.6	Hilly with gullies		No marketable timber		Nil	

Total value of Land \$1243.00

Total added by buildings to value of farm \$2000.00

Gladwin Rd.-3 youngish trees; Downes Rd.-32 1-8 yrs  
Total fruit trees add to value of farm (for use in orchard districts only) \$35.00

Total value of farm \$3278.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Continuously occupied. Appears to be in good shape as to fertility.

What is the average yield per acre of this farm?

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

Mixed farming.

Noxious weeds:

Canada Thistle in good number, some couch.

State type of family recommended for this property:

How soon can a settler be reasonably expected to begin paying full annual instalments.

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

Matsqui Municipality - \$43.88

Date: June 3, 1942.

Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 2nd day of June 19 42.

Inspector's Signature

"R. L. RAMSAY"

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

JL-223 - R. SASAKI

# Farm Appraisal Report

Remarks: 40 acs. not quite half cleared, fairly well situated. It is broken by a ridge across it which makes part northerly exposed and part southerly. It rolls rather steeply in spots but neverthe less except for a small corner could all be cultivated when cleared. Clearing left is logged off land and there was a good stand of timber so that stumps are large and expensive to remove. There is a sprinkling of stumps in the present cleared acreage, but they do not overly interfere with cultivation and could efficiently be taken care of at a farmers convenience.

The soil is quite mixed running from sandy loam on yellow worthless looking sand to a fairly heavy clay loam on a good clay. On the whole the soil is average for bench land here. The Northerly exposure is better than the southerly exposure and of course the ridge brow runs light. There is some peat in quite a proportion of the un-cleared bottom land at north west of property.

Fences are poor starting nowhere usually and ending nowhere and a cow at present would have to be tethered or herded anywhere. The place is overloaded with buildings as may at once be realized by looking at list. In rebuilding a man would have to either patch up or add to what he had or tear down using salvage lumber for rebuilding. In converting place from small fruit to mixed; in patching, buildings might not be in most suitable location.

Tenant states there are 6 acres straws; 1 acre rasps and 1 1/2 acres rhubarb and canes. I find in Downes road picture which Ewert, tenant, refers to - just under 5 acres straws; 1 1/2 acres rasps and other canes and nearly 3 acres rhubarb. Property could easily be divided in two.

### (FOR ORCHARD LANDS ONLY)

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

Gladwin Road tenant, Wiebe, states he rented for 3.5 acres straws. I find 3 1/4 acres straws. Also 1/3 acre canes and just over .5 acres rhubarb.

This place is broken up - Ewert has 34.5 acres rented from R.Sasake; Wiebe has 5 acres rented from G.Sasake. Each of these is thought by them to be the owner of the respective pieces. In addition

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

there is the Jap Hall situated on .5 acres which presumably belongs to the Jap community here, but does not show as tax payers. On the other hand they might have a long lease. Ewert is cropping part of this half acre. There might even be some other arrangement, though I know of none whatever.

### ORCHARDS, SMALL FRUITS, ETC.

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

I have attempted to give my appraisal in such way that if it is necessary to break it up in separate units it can be.	Present Value
	\$
	\$
Ewert place - Downes Rd.-32 mixed trees 1-8 yrs., fair	\$ 32.00
Wiebe place -Gladwin Rd.-3 mixed trees, about 5 "	\$ 3.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$ 35.00

Amount fruit trees add to value of farm \$.....

Date 9th June 1942.

Value is \$ 2750.00

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

Ritche SASAKE.

W 1/2 of S 1/2 of S.W. 1/4, Sec 33, Tp. 18, N.W.D.

Scale 3 chains - 1 inch.

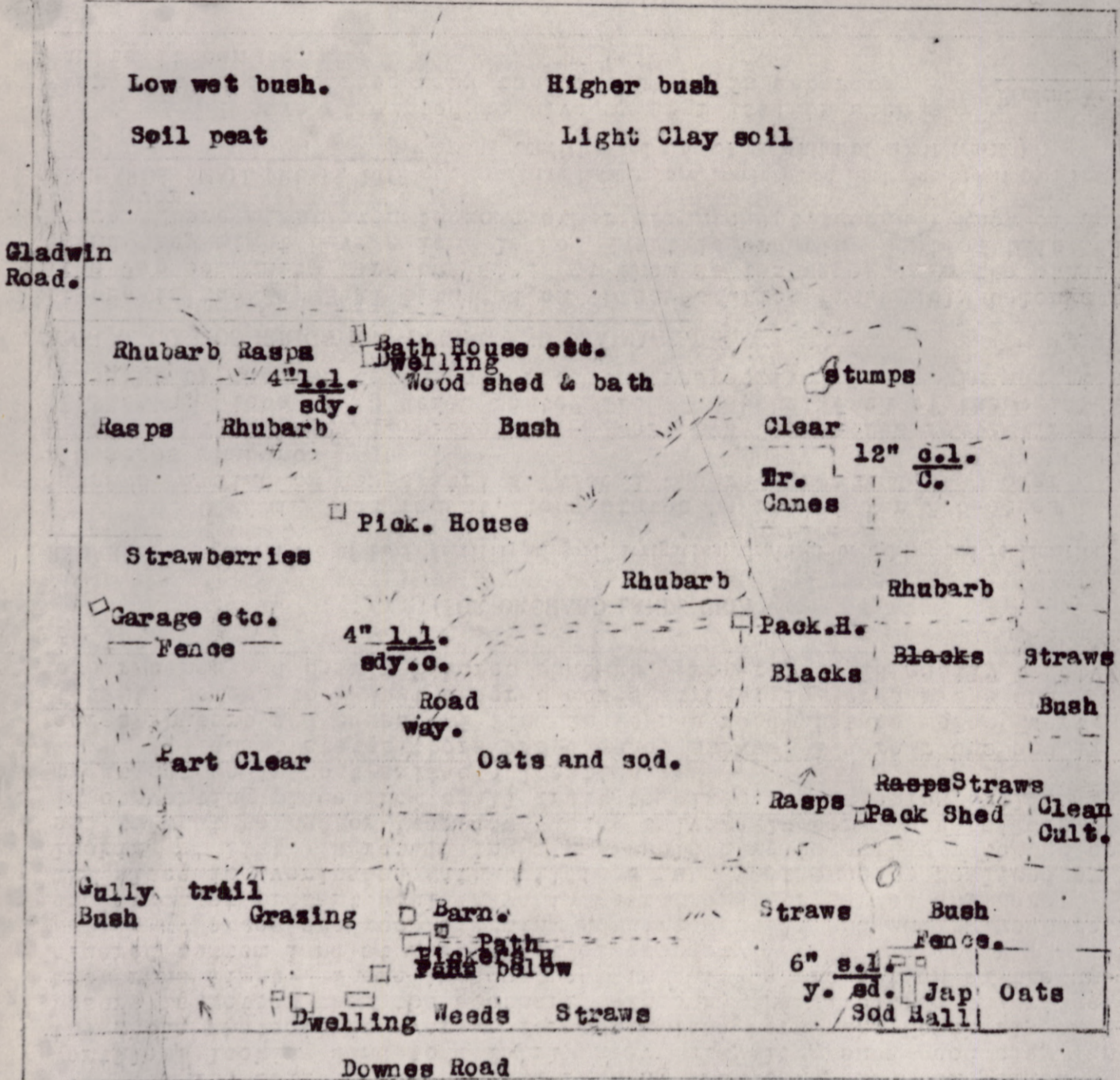


Diagram of Property

# Field Supervisor's JAPANESE LANDS Report

(State whether Farm Management, Location, Progress, Collection, Adjustment, Etc.)

Settler Ritche SASAKE

Loan No. JL-223

DATE OF REPORT

District .....

Address .....

Day	Month	Year
3rd	June	194 2.

## BUILDINGS.

### Buildings facing on Gladwin Road.

House (1 st.)	14x32x12	Frame	9'eave	Shake	3 yrs.	C.Posts	Good)	\$ 400.00
Leanto	10x32x7	"	6' "	"	3 "	"	" )	
Bath & Wood shed	10x18x10)	"	8' "	"	5 "	"	Fair only	20.00
Wood shed, etc. X	18x24x10	"	9' "	"	5 "	"	" " "	15.00
Pickers House ✓	18x24x7	Frame	4'eave	"	5 "	"	V. Fair	70.00
Garage and pack- ing shed	14x26x10	"	8' "	"	6 "	"	"	35.00
	(No floor(used as pack. shed & garage).							

### Buildings facing on Downes Rd.(Not Jap.Hall bldgs.)

House (1 st.)	12x28x12	Frame	10'eave	Shgle.	8 yrs.	C.Posts	Fair)	350.00
Leanto	10x28x8	"	7' "	"	8 "	"	" )	
Shed(Pick.shack)	10x12x9	"	7' "	"	8 "	"	Only "	20.00
Pickers House ✓	20x38x15	"	12' "2 st."	"	1 "	"	Good	275.00
Garage, etc.) & Leanto )	12x14x12	Frame	9'eave	Shke.	8 yrs.	Wood	Poor	35.00
P.House (2 st.) ✓	20x38x18	"	14' "	Shgl.	4 "	Conc.	Good	400.00
Barn & Leanto X	18x26x10	Frame	6'eave	Shke.	8 yrs.	Wood	Bad)	25.00
Pick. shack ✓ & Leanto )	12x16x10	Frame	7'eave	Shke.	6 yrs.	Wood	Fair)	70.00
" )	10x16x6	"	6' "	"	6 "	"	" )	
" )	6x16	"	6' "	"	6 "	"	Poor)	

### Jap Hall Buildings facing on Downes Road.

Hall (1 st.)	20x38x15	Frame	12' eave	Shg.	New	C.Posts	Good	1000.00
Shack X	12x18x12	"	9' "	"	"	"	"	70.00
Toilets X	6x10x8	"	7' "	"	"	"	"	15.00

\$ 2800.00

Buildings add to land - - - - - \$ 2000.00

2 houses  
4 pickers houses  
6 sheds  
2 garages  
Jap Hall

(including  
See  
report)

Jap hall presumably lined with t.& g.lumber. Could not get in. Is built of wide cedar siding outside. Could be converted to a decent house.  
2 pickers' houses could be converted to poultry or barn. The property is greatly overloaded with buildings and I have added what a man could put a reasonable set of buildings for new and he could put them in place he wanted them.

"R.L. Ramsay"



22



DATE									
	1941	Balance	4	4	0	2	3	2	
Aug.	15	Coyseberries				3	1	8	
		Raspberries		\$	5	5	5	2	
		Blackberries		1	0	4	7	2	
		Loganberries			1	1	5	4	
		Raspberry Jam			5	0	8	9	
		Greengage				6	1	6	
Aug.	31	Blackberries				1	6	0	0
		Loganberry Jam				2	3	2	4
		Coyseberry Jam					4	3	4
		Strawberry Jam		4	6	9	6	2	
OCT	15	Strawberry Jam		1	1	7	4	0	
		Blackberry Jam				1	7	2	5
		Raspberry Jam				2	2	0	8
MARCH	1	Hothouse rhubarb		1	1	0	4	2	
	15	" "		1	1	1	3	1	
April	1	" "				8	3	7	4
	19	" "				6	2	3	9
			5	6	7	2	1	3	



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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 5964

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

March 12, 1943.

Mr. Riichi SASAKI,  
Registration Number 12915,  
c/o J. H. Wilde,  
Welling, Alta.

EXHIBIT No. 492-5  
DATE 21 mar 1948  
FILED BY W. Buckvale

Dear Sir:

With reference to fire insurance on buildings on your property located on land described as the West  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the South West  $\frac{1}{4}$  of Section 33, Township 16 in the Municipality of Matsqui.

There is a policy, being No. 924752, in the Phoenix Insurance Company covering on the following buildings:

Dwelling	\$500.00
Garage	50.00
Barn	200.00
Machine Shop	300.00
Wood Shed	200.00

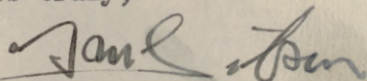
On the JP Form you mention Fire Insurance being carried on a Community Hall for \$1,000.00. As you will see there is no coverage shown on the above mentioned policy covering on any building described as a Community Hall.

In this respect we wrote to A. N. MacIntosh, New Westminster, for information, but they know of no policy covering on a building on your property described as a Community Hall.

If you have any other policy in force covering on this building, kindly advise the name of the Company, the number of the Policy, and the name of the Agent through whom it was written.

It is possible of course that you people were in the habit of using one of the buildings described under the Phoenix Policy for hall purposes and, if so, I would be very glad if you would let me know.

Yours truly,



S. M. Gibson,  
Insurance Department.



Six (6) acres of strawberries

Two (2) acres of rhubarb

One and one half (1½) acre of raspberries

One half (½) acre of loganberries

One half (½) acre of blackberries

One quarter (¼) acre of boysenberries

Some fruit trees

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor or the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by

**RIICHI SASAKI and JOHANN EWERT**  
in the presence of

*R. Sasaki*

*M. M. Fletcher*

*Johann Ewert*

**AFFIDAVIT OF EXECUTION**

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in the Province of British Columbia

this sixteenth day of April  
A. D. 1942

*M. M. Fletcher*

*[Signature]*  
A Commissioner for taking affidavits within British Columbia.



DATED 16th day of April A.D. 1942

RIICHI SASAKI

TO

JOHANN KURBT

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# FARM LEASE

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*Lessor*

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JAMES M. CAMPBELL  
Barrister - Solicitor

MISSION CITY - -

B. C.

(Claimant's Name)

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Horse (Percheron Mare, 9 years old in 1942)	1941		\$175.00	Excellent	\$175.00

EXHIBIT No. 492-7  
DATE 31 mar 1948  
FILED BY W.E. Buckwall

Description of Storage of Goods:

Left on farm, with tenant. See J. P. Form

General Statement as to Chattels not Described above:Additional Comments, if any:

From Custodian's file it appears tenant was renting out horse to neighbours as late as Nov. 1942.

R. Sasaki

Signature