

Name of Claimant

SASAKI, Choichi

Case 542

Custodian File

4616

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					749.					421.51
<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			
159.25	60.00	18.00	37.73%	109.50	41.31	15.25	1.83	61.14		
TOTAL RECOMMENDATION										482.65

CASE NO: 542.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 6th, 1948.

IN THE MATTER OF THE CLAIM OF
CHOICHI 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

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

10

Lethbridge, Alberta,
 August 6th, 1948.

IN THE MATTER OF THE CLAIM OF
CHOICHI SASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

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

MISS LILLIE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

H. Sasaki,
In Chief.

THE SECRETARY: Case No. 542, Choichi Sasaki.

MR. HUCKVALE: I perhaps should explain in this case, your Honour, that this is the wife of the claimant I am calling. The claimant himself is a bed patient in a sanitorium at New Denver and it is impossible for him to appear personally. Her name is Haru Sasaki.

THE SUB-COMMISSIONER: Yes.

10 (MRS.) HARU SASAKI, a witness called on behalf of the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mrs. Sasaki, you are the wife of Choichi Sasaki?

A Yes.

Q And your husband at present is in the tubercular sanitorium in New Denver, British Columbia?

A Yes.

Q And he is there confined to his bed, is he not?

20 A Yes.

Q Now, he owned farm land in the Province of British Columbia, is that correct?

A Yes.

Q And also some personal chattels? A: Yes.

Q Are you familiar with that land and with those chattels? A: Yes.

Q I want to show you this form pertaining to the farmland (indicating). Would you just look at that, please? A: Yes.

30 Q And has that form been read over to you?

H. Sasaki,
In Chief.

A Yes.

Q And have you signed it on behalf of your husband?

A Yes.

Q Have you his permission to appear here and
present this claim?

A Yes.

Q And are those particulars contained in that form
true and correct to the best of your knowledge,
information and belief? A: Yes.

10 MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my friend to file on
behalf of the Crown the farm appraisal report.

(REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: I take it you were married before
1932, Mrs. Sasaki? A: Yes.

Q And you went to live with your husband on this
land? A: Yes.

Q Now you say on your form that the cost price of
20 this land was \$1050.00?

A Yes.

Q Could you tell me if that is the deed of con-
veyance under which you acquired title to this
land? A: Yes.

MR. HUCKVALE: This deed is dated the 14th of April,
1932, sir, and it describes this land consisting
of 9.3 acres and shows the consideration to be
\$1050.00. I tender that as Exhibit 3.

(DEED MARKED EXHIBIT NO. 3).

30 MR. HUCKVALE: Q: Now you also claim on behalf of your

H. Sasaki,
In Chief.

husband, Mrs. Sasaki, for certain chattels that were described in the original claim which you filed? A: Yes.

Q I want to show you this form (indicating). Will you look at that, please?

A Yes.

Q And have you signed that form on behalf of your husband? A: Yes.

Q And has it been read over to you?

10 A Yes, my daughter read it over to me.

Q And are the particulars in it true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Perhaps my learned friend would file now the personal property analysis on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 5).

20 MR. HUCKVALE: The only comment I have to make with respect to this form, sir, is that the original declaration apparently listed contents of four roomed dwelling including, and then it specifies certain items, and my position is that that would include those articles which have been marked on the analysis under the column "no record at any time". Will you answer Mr. Rice, please, Mrs. Sasaki.

30 MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair value. With respect to

H.Sasaki,
Cross-Exam.

the chattels I am submitting that those chattels sold by the Custodian were sold at their fair market value. The other chattels that there is no record of which the claimant is claiming, we say were not declared and one article at least of no account on account of theft, and we say that these articles came into the possession of someone other than the Custodian and that the Custodian is not responsible for the same, and if
10 the Custodian is in any way responsible for any of these articles, they were sold at their fair value or that the amount claimed for the same is exorbitant.

CROSS-EXAMINATION BY MR. RICE:

Q When you left your home in April of 1942, you leased your place to William Albright?

A We just sold our crop to Mr. William Albright.

Q And you leased your land to him for a year, did
20 you not? A: No, we didn't rent the land.

Q Well how is it that Mr. Albright could get the crop off it if you didn't rent it to him?

A The land and the crop was leased for one year.

Q And your chattels, you turned over to Mrs. Robert Knight to look after for you, did you not?

A The house was rented to Mrs. Knight but our chattels were left in the garage. Our chattels we had were left in the garage.

30 Q In a garage? A: Yes, in the

garage.

Q Were they locked up? A: No, they weren't
locked.

THE SUB-COMMISSIONER: Q: Their own garage or Mr.
Knight's garage?

A In the upstairs of Mr. Knight's garage.

MR. RICE: Q: You moved your property to the upstairs
portion of Mr. Knight's garage which is on land
10 that you didn't own that Mr. Knight owned?

A Yes, that is correct.

MR. RICE: There is another matter for the purpose
of the record I would like to clear up and that
is on Exhibit 1 their real estate form, it values
the building at \$1050.00, and is that the total
claim?

MR. HUCKVALE: No, we are claiming buildings at \$1450.00.

MR. RICE: What other buildings?

MR. HUCKVALE: Well the building and the improvements
that are there.

20 MR. RICE: Your form, Exhibit 1, has a building totalling
\$1050.00.

MR. HUCKVALE: That is right.

MR. RICE: Would that be the total claim for buildings?

MR. HUCKVALE: The claim is \$1450.00. In working out
these things, I worked out and arrived at that
total and I take it it will be cut down to that
when it gets down to the Commissioner.

MR. RICE: Does this statement, Exhibit 1, contain
all the buildings?

30 MR. HUCKVALE: Yes.

MR. RICE: And according to your own statement all
they are worth is \$1060.00?

MR. HUCKVALE: Yes.

MR. RICE: I am sorry, I said it was \$1050.00, I think.

MR. HUCKVALE: Yes.

MR. RICE: The buildings, according to your statement,
are worth \$1060.00?

MR. HUCKVALE: Yes.

MR. RICE: And the claim filed for the same is \$1450.00?

10 MR. HUCKVALE: Yes.

MR. RICE: But you are not amending the claim?

MR. HUCKVALE: No.

THE SUB-COMMISSIONER: Is there any estimated value
of the land at the date of sale?

MR. HUCKVALE: Well the land in the claim is valued at
\$2500.00.

MR. RICE: I wish to submit a summary relative to the
claim, your Honour, as an exhibit, and it will
show that.

20 THE SUB-COMMISSIONER: You see in Exhibit 1 there is
nothing in here with regard to that.

MR. HUCKVALE: It should have been filled in at \$2500.00.

THE SUB-COMMISSIONER: \$2500.00.

MR. HUCKVALE: Yes.

MR. RICE: I will enter the summary as an exhibit now.
(SUMMARY MARKED EXHIBIT NO. 6).

MR. RICE: Q I show you a photograph, Mrs. Sasaki,
do you recognize it?

A Yes, this is my dwelling house.

30 Q The dwelling house on the land that you have

H. Sasaki,
Cross-Exam.

Re-Direct Exam.
Re-Cross Exam.

referred to as part of your claim here?

A Yes.

MR. RICE: I will tender that photograph as an exhibit,
your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. RICE: That is all.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q When you left, did you tell the Custodian that these
10 chattels were in Mr. Knight's garage?

A Yes, I did.

Q Thank you, Mrs. Sasaki.
m

RE-CROSS EXAMINATION BY MR. RICE:

Q When did you tell the Custodian that you had left
these articles with Mr. Knight?

A When I was on the train being evacuated the
representative of the Custodian came through
the train and I told him at that time.

20 Q And how long would that be after you stored your
articles with Mr. Knight?

A About two days later.

Q About two days later? A: Yes.

Q I notice in your J.P. form you made no mention
whatever of having stored these articles with
Mr. Knight?

A I don't remember clearly but I don't think I
reported the details of the chattels at the time
of the registration, at the time that the
30 registration form was made.

Q You didn't report where the chattels were?

A I don't remember it clearly. I know all the particulars in connection with the house were given and the farm were given, but I am not quite sure about the chattels.

MR. RICE: Of course the form speaks for itself.

THE SUB-COMMISSIONER: When do they file these J.P. forms? Do they usually file them at the time they registered?

10 MR. SHEARS: At the time they were being registered we had quite a number of cases at Hastings Park.

THE SUB-COMMISSIONER: What is the date of the J.P. form?

MR. RICE: 20th of March, 1942.

THE SUB-COMMISSIONER: And when was she evacuated?

MR. RICE: 26th of April, 1942.

THE SUB-COMMISSIONER: April 26th?

MR. RICE: Yes.

20 MR. HUCKVALE: But she would spend some time in Hastings Park.

THE SUB-COMMISSIONER: Well what I mean, there is a month there.

MR. RICE: That is a point that I mentioned; these goods were stored with Mr. Knight and the Custodian knew nothing about it.

THE SUB-COMMISSIONER: Except that they were stored when the J.P. form was given, I suppose?

MR. RICE: Yes.

30 THE SUB-COMMISSIONER: There is nothing to that effect

H. Sasaki,
Discussion.

here. She said she told them two days before she was evacuated, or that she stored them two days before she was evacuated on the train, and that would be the 18th of April, so that they were stored at the time that the J.P. form was given, is that right?

MR. SHEARS: She said she spoke to somebody on the train.

10 THE SUB-COMMISSIONER: She said she spoke to the representative of the Custodian on the train as they were being evacuated and two days prior to that she stored them.

MR. SHEARS: It wasn't a uniform custom to have a man attend at the train, however in some cases we did, I admit.

THE SUB-COMMISSIONER: The only thing I wanted to clear up was the question as to why it wasn't in the J.P. form. It seems to me that that explanation should be on the record, in any event.

20 MR. RICE: If she had come in and said today that these articles were left in the possession of someone, then certainly the Custodian is not responsible until they come into the possession of the Custodian or come to the Custodian's attention. They were turned over, as I said, at the start, to a person other than the Custodian and the Custodian is only responsible for the articles that come into his possession.

30 THE SUB-COMMISSIONER: What would be the duties of the representative on the train?

H. Sasaki,
Discussion.

MR. RICE: Pardon?

THE SUB-COMMISSIONER: What would be the duties of
the representative on the train?

MR. RICE: Perhaps Mr. Shears could explain.

MR. SHEARS: There was also a representative of the
British Columbia Security Commission on the train.
We had usually no particular purpose in being
there but there were occasions when we were on
the train. Whether she spoke to the Custodian's
representative or a member of the British Columbia
Security Commission, I doubt whether she knows and
we don't know. I think the evidence has gone in
as much as possible. The claim for the missing
articles is not very large in any case.

10

THE SUB-COMMISSIONER: Nothing else?

MR. HUCKVALE: Nothing else, sir. Thank you, Mrs.
Sasaki.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Howard
"S.R. HOWARD"
OFFICIAL REPORTER.

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

30

W. C. Mansory
SUB-COMMISSIONER.

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

4616
L.M.

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

- (1) NAME SASAKI CHOICHI (RCMP) Reg. No. 13112
(Print) Surname Given Name
- (2) Pre-Evacuation Address Mission City, R. R. #1, British Columbia.
- (3) Present Address Turin, Alberta.
- (4) REAL ESTATE
 - (a) Street Address (if any) R. R. #1, Mission City, British Columbia.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) Lot 5 of the South West quarter of Section 27, Township 17, Map 1947, in the District of New Westminster.
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) ~~Residence~~ Type of business Farming
 - (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 - - - - - \$ 2500.00
 - (ii) Buildings - - - - - \$ 1450.00
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3950.00
 - (v) Amount at which Custodian sold property and credited your account - - \$ 746.00
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3204.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation On property above described and on adjoining property.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) Garage and House
 - (c) How stored or packed at time of evacuation Stored in Room

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

In care of Custodian

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

1.	Logging tools	Estimated Value \$	100.00
2.	1 Plow	Estimated Value \$	25.00
3.	2 Cultivators	Estimated Value \$	40.00
4.	2 Spray Tanks	Estimated Value \$	20.00
5.	Linoleum	Estimated Value \$	40.00
6.	Kitchen stove	Estimated Value \$	60.00
7.	3 Heaters	Estimated Value \$	30.00
8.	1 Dresser	Estimated Value \$	20.00
9.	4 Chairs	Estimated Value \$	5.00
10.		Estimated Value \$	
	Less		
		TOTAL CLAIM FOR PROPERTY LOSS \$	340.00 95.17 \$244.83

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) - - - - - \$ 3448.83

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Lethbridge

(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)

Province of Alberta)

HARU SASAKI TO WIT:)

I, wife of Choichi Sasaki
of Turin,

of the
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 25th day of November,)
A.D. 1947.)

Choichi Sasaki
Choichi Sasaki
Sasaki, Choichi
Haru Sasaki
A Commissioner &c.

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.

REAL ESTATE
(Farm Land)

SASAKI G.
(Claimant's Name)

13112
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2 $\frac{3}{4}$ acres						
Cultivated not planted	1 acre	14th April 1932	A.J.Knight	\$1050.00			
Cultivated and not in crop							
List Crops					1 acre cleared and in hay. Rest heavy bush.	Nil	
Strawberries	2 acres						
Raspberries	1 $\frac{1}{2}$ "						
Loganberries	1 $\frac{1}{2}$ "						
Rhubarb	1 "						

Total

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

Description	When Made	Cost
Clearing 5 $\frac{1}{2}$ acres	1932-41	\$1500.00
500' drainage ditch	"	200.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	18 x 34	Frame	1932-37	\$450.00	\$150.00	\$200.00	\$200.00	\$600.00
Garage	12 x 16	"	1939	35.00		15.00	15.00	35.00
Barn & wood shed	18 x 26	"	1933	100.00		70.00	70.00	100.00
Forcing House	18 x 38	"	1938	200.00		100.00	50.00	250.00
2 Pack houses	10 x 8 each	"	1932-1938	25.00		25.00	25.00	25.00
Well 10' deep			1933					50.00

EXHIBIT No. 542-1
DATE Aug 6/48
FILLED BY W. R. Huchvale

Comments re Appraiser's report not covered by above information:

8 of my fruit trees were 10 years old and I value them at \$10.00 each. 10 were 8 years old and I value them at \$7.00 each. Crops were in good condition at date of evacuation. My strawberry plants were good for ~~three~~ another two crops after 1941 crop. Raspberries for another 5 years, Logans for 5 years, rhubarb 5 years. Well supplied good quality of spring water all year round. Crop in this place grossed about \$2500. (net about \$1500.) and was sold through Central Fruit Distributors Ltd. at Mission City and also to cash buyers. Family consisted of wife and 4 children, but only 2 children were old enough to help on the place and they for only a short time as they were both going to school. Whole income of claimant came from this farm and farm supported claimant and family comfortably. Claimant came to Canada when he was 15 and worked on farms and in logging camps

Haru Sasaki (over)
Signature

until he bought this place, when he was 32 years old. He knew the value of farm lands intimately, when he paid \$1050. for the land in 1932, a time of depressed farm values.

With the clearing done and the place cultivated I feel that the land was worth at least \$3000. in the open market at the time of evacuation. The buildings and well would bring the value up to at least \$3500.00.

Estimated Value	Allowance for Depreciation	Value of Own Labour	Paid for Labour	Cost Material	Date When Made	Description	Size	Type
\$200.00	\$200.00	\$200.00	\$150.00	\$450.00	1932-37	House	18 x 24	House
35.00	15.00	15.00	35.00	1932	"	Garage	12 x 18	Garage
100.00	70.00	70.00	100.00	1932	"	Barn & wood shed	18 x 22	Barn & wood shed
250.00	20.00	100.00	200.00	1932	"	2 1/2 room houses	18 x 22	2 1/2 room houses
25.00	25.00	25.00	25.00	1932-1932	"	2 1/2 room houses	10 x 8 each	2 1/2 room houses
50.00				1932		Well 10' deep		Well 10' deep

545

EXHIBIT NO. _____
DATE _____
FILED IN _____

30% of my fruit trees were 10 years old and I value them at \$7.00 each. 10 were 8 years old and I value them at \$7.00 each. Trees were in good condition at date of evacuation. My strawberry plants were good for another two crops after 1941. I planted 100 strawberry plants for another 5 years, began for 5 years, about 5 years.

Well supplied good quality of spring water all year round. Crop in this place grossed about \$2500. (net about \$1500.) and was sold through Central Fruit Distributors Ltd. at \$1.00 per bushel. Family consisted of wife and 4 children, but only 2 children were old enough to help on the place and they for only a short time as they were both going to school. Whole income of claimant came from this farm and claimant supported claimant and family comfortably. Claimant came to Canada when he was 15 and worked on farms and in logging camps.

Signature _____
(over)

Farm Appraisal Report

File No. J.L.142

Land Description Lot 5 of S.W. 1/4 Sec.27, Tp.17, N.W.D.

Containing 9.3 Acres

Owner's Name SASAKI, Choiki Post Office Address Mission

Nearest Rail Point MISSION Distance 1 1/2 miles

Market Town " Distance " "

Church (give denomination) All Denominations - Mission Distance " "

Nearest School Mission; Ferndale; 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 good main road

Is this district a good one? Only when berry prices are good.

Employment opportunity Seasonal berry picking and other berry work. Limited employment steadily at woods and mills 8 miles away.

Predominating Nationality and religion: Protestant; British; Many Jap holdings

Describe Fencing and its condition: Fences except east line are poor; that belongs to white neighbour. Value \$

Water supply: Well and creek Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 sty.	18x24 x 12	Frame	8'eave	Shingle	10	Wood	Fair	\$ 300.00
Garage	12x16 x 9	"	7' "	Shake	Med.	"	"	30.00
Shed	16x18 x 12	"	8' "	"	Old	"	Bad	25.00
Stable	8x16 x 7	"	6' "	"	"	"	"nil	
Leanto	8x18 x 7	"	5' "	"	"	Roof on posts	"	
Forcing House	18x38 x 15	"	10' "	"	Med.	Wood	Fair	150.00
Attached shed	8x14 x 9	"	9' "	"	"	"	"	
2 small packing houses		"	8'eaves	"	"	"	"	10.00
There is also a small worthless bath house.								

Total present day value \$ 515.00

Total Value Buildings add to farm \$ 330.00

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

Describe the basement and chimneys: No basement; metal chimney.

No. rooms downstairs? 4 Upstairs? nil How finished Wood

Are buildings painted? No Condition of paint

Distance from nearest bush Shed and stable 66'

EXHIBIT NO. 542-2
DATE Aug. 6/48
FILLED BY M. R. Rice

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.55	Rolling <i>6.55</i>	6" light loam	Light clay	Mixed small fruit poor to good	\$55	\$ 360.25
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
2.75	Rolling bush <i>2.75</i>	6" light loam	Light clay	Bush and drain	\$135	\$20
						55.00
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	
	<i>9.30 acres</i>					

*425
324
749*

Total value of Land \$ 415.25

Total added by buildings to value of farm \$ 330.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 18.00

Total value of farm \$ 763.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and very well tilled. Comparatively new farm so fertility should be all right.

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

Noxious weeds:
Some Couch Grass.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Mission - \$19.89

Date: May 26th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 15th day of May 1942.

Inspector's Signature "R. L. RAMSAY"

Farm Appraisal Report

Remarks: This place is well located on State Lake Rd. about 1 mile from Mission. It is quite rolling in nature with one small gully in it but which could be made some use of. Its exposure is southern thereby hastening berries and making a good poultry exposure. The soil is average type but as it is a comparatively new place the chances are that it still has its natural fertility. New clearing has been going on even this year. Buildings on the whole are poor. The house offers foundation for making a fairly decent 4 room bungalow out of. Forcing house runs north and south which prevents it being converted to poultry house. It would normally have to be moved which would be somewhat costly or taken down and rebuilt. Other buildings except garage and packing houses sheds are very poor. The place has a very scattered and mixed planting with a few rows of tobacco and a few rows of that with a patch of rhubarb stuck in here and there. I place 2 aces mixed cane and trailing cane fruits, 2 aces stawes and about 1.6 aces rhubarb and building site. Electric light is available but not led in.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

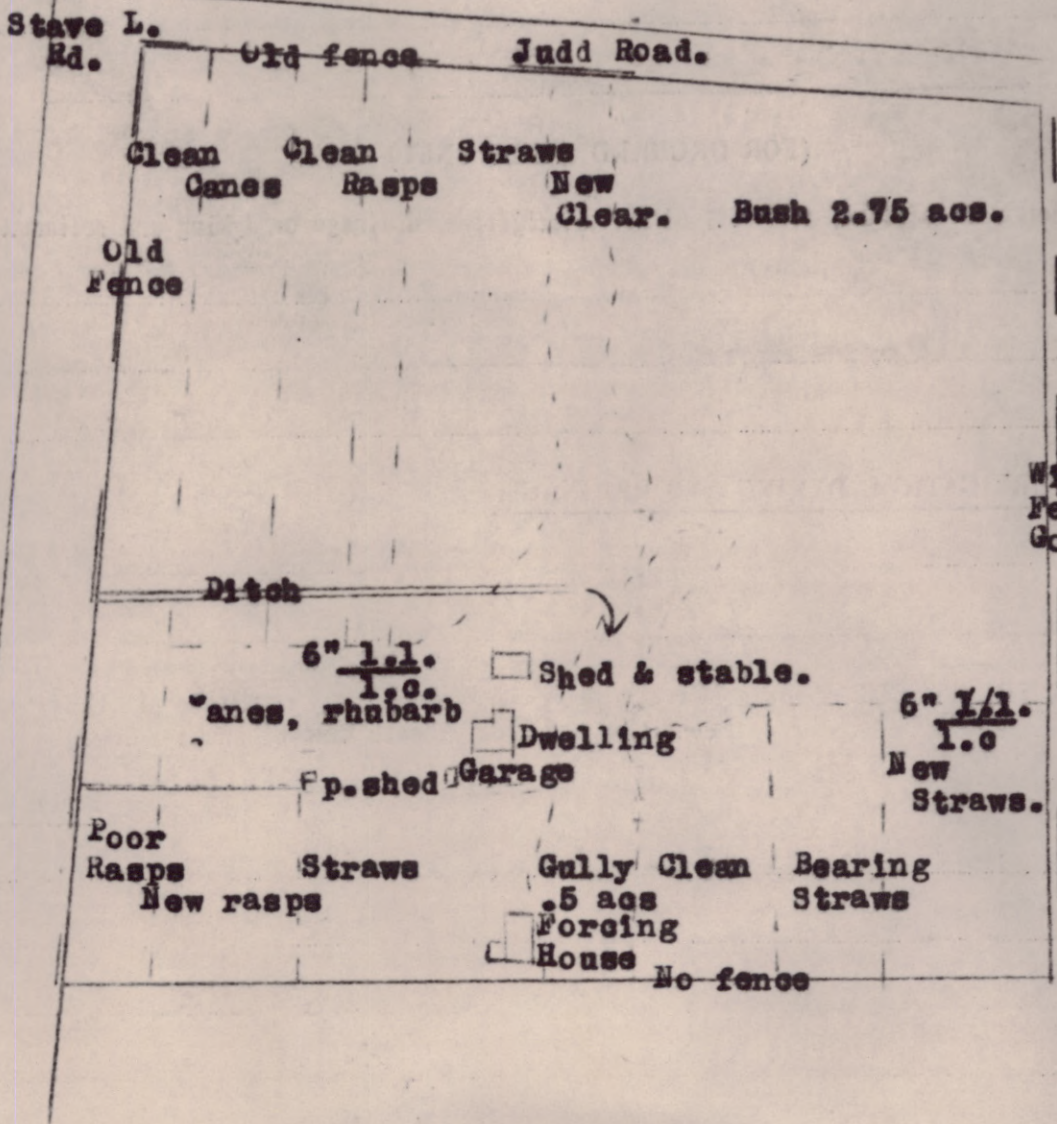
There are 18 mixed fruit trees 1-5 yrs old in fair shape	18.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$ 18.00

Diagram of Property

Choiki SASAKI.

Roll # 8/5



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

value is \$ 750

Date 30th May 1942

[Signature]

District Superintendent.

This Indenture

made the

fourteenth

day of

April

in the year of Our Lord one thousand nine hundred and **thirty-two**
"Short Form of Deeds Act,"

in pursuance of the

Between

**ARTHUR JAMES KNIGHT of the Village of Mission in the
Province of British Columbia, Harness Maker,**

(hereinafter called "the said Grantor") of the one part

And

**CHOICKI SASAKI of the Municipality of the District of
Mission in the Province of British Columbia, Farmer,**

(hereinafter called "the said Grantee") of the other part

Witnesseth, that in consideration of the sum of

One Thousand and Fifty Dollars (\$ **1050.00**)

of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor **Doth Grant** unto the said Grantee, his heirs and assigns FOREVER:

All and Singular **th at** certain parcel or tract of land and premises situate, lying and being in the Municipality of the District of Mission, in the Province of British Columbia, and more particularly known and described as Sub-division Five (5) of the South-West Quarter (S.W. $\frac{1}{4}$) of Section Twenty-Seven (27), Township Seventeen (17), District of New Westminster, consisting by admeasurement of 9.3 acres be the same more or less, according to the registered map of the said Sub-division deposited in the Land Registry Office at the City of New Westminster, in the said Province and numbered 1947.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

EXHIBIT No. 542-3
DATE Aug 6/48
FILLED BY W R Huchvale

To Have and to Hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject Nevertheless to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

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

Signed, Sealed and Delibered

in the presence of

Edm^d Sticklemy

Messrs. *belly*. &c

Accountant

Arthur James Wright

Together with all buildings, fixtures, contents, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto, and the estate, rights, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

FILED BY
DATE
EXHIBIT NO.

Affidavit of Witness

To Wit:

I, _____, of the _____
of _____, in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by

_____ the part thereto, for the purpose named therein.

2. The said instrument was executed at _____

3. I know the said part _____, and that _____ of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____)
in the Province of British Columbia, this _____)
day of _____, 19 _____)

For Maker of a Deed

I HEREBY CERTIFY that on the fourteenth day of April, 1932,
at Mission City, in the Province
of British Columbia
Arthur James Knight [~~whose identity has been~~
~~proved by the evidence on oath of~~ _____

who is] personally known to me, appeared before me and acknowledged to me that he is
the person..... mentioned in the annexed instrument as the maker..... thereof, and whose name
is subscribed thereto as party, that he knows the contents thereof, and that
executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at
Mission City, B.C., this 14th day of
April, in the year of our Lord one thousand nine hundred
and thirty-two.
A. B. Zoble.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Village and District of Mission in the Province of British Columbia.

99842.

Dated April 14th., 1932.

FROM

ARTHUR JAMES KNIGHT

TO

CHOICKI SASAKI

DEED OF LAND

(CONVEYANCE)

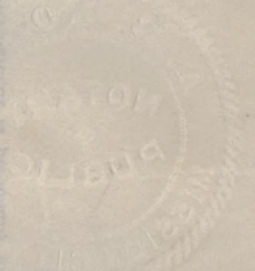
DESCRIPTION

Sub-division 5,
S. W. $\frac{1}{4}$, Section 27,
Township 17, District of
New Westminster.

A. B. NOBLE
INSURANCE : REAL ESTATE
MISSION, B. C.
"Protection Pays"

To Have: _____
I was personally present and did see the within instrument fully signed and executed by _____
in the Province of British Columbia, this _____ day of _____ 1932.
The said instrument was executed at _____
the hour _____ o'clock for the purpose named therein.

I HEREBY CERTIFY that on the _____ day of _____ 1932
at _____
I was personally present and did see the within instrument fully signed and executed by _____
in the Province of British Columbia, this _____ day of _____ 1932.
The said instrument was executed at _____
the hour _____ o'clock for the purpose named therein.



(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
Logging Tools	1932	New	\$200.00	Good	\$100.00
1 Plow	1933	"	50.00	"	25.00
2 Cultivators	1939-1933	"	60.00	"	40.00
2 Spray Tanks	1941	"	20.00	"	20.00
Linoleum (rolled)	1941	"	40.00	"	40.00
Kitchen stove	1940	Used	60.00	"	60.00
3 Heaters	1939-34	New	35.00	"	30.00
1 Dresser	1941	"	25.00	"	20.00
4 Chairs	1938	"	6.00	"	5.00

Description of Storage of Goods:

Logging tools consisted of 1 7½ ft. saw, 2 7' saws, 1 - 5' saw, 1 sweed saw, 2 Peavies, 2 logging blocks, 200 ft. cable, 6 axes, 1 choking cable, logging chains, 2 wedge hammers, 4 wedges, 1 evener, 2 picks, 3 shovels, 3 grub hoes, 1 scythe. Were left in Garage of B. Knight, across road from our place. Custodian was told where they were left. Stove was left in house as were the heaters. All other goods were left in the same garage.

General Statement as to Chattels not Described above:

EXHIBIT No. 542-14
DATE Aug 6/48
FILLED BY W. E. Stackpole

Additional Comments, if any:

Claimant is in Sanitarium at New Denver, B.C., and is a bed patient. Claim forms have been signed by his wife who will give evidence on his behalf.

Haru Sasaki

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4016

EXHIBIT No. _____

NAME Choichi SASAKI

REG. No. 13112

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Mar. 20/42</u>	TAKEN BY <u>R.M. Anderson</u>					
EVACUATION <u>Apr. 26/42</u>	DATE <u>April 6/43</u>					

Contents four roomed dwelling including stove, wood burning furnace (2), 2 cultivators and plough and misc. garden tools, Singer Sewing machine, 5 cross cut saws, 2 axes, 1 lge scythe

1. Logging tools	\$100 00	11 50		
2. 1 Plow	25 00	3 00		
3. 2 Cultivators	40 00	21 00		
4. 2 spray tanks	20 00			
5. Linoleum	40 00	10 00		
6. Kitchen stove	60 00			15 00
7. 3 heaters	30 00			
8. 1 dresser	20 00	13 00		
9. 4 chairs	5 00	1 50	3	1 25
	\$340 00	\$60 00		\$15 25
Proceeds other goods sold by auction		40 50		
Proceeds other goods sold by appraisal to tenant		13 50		
		\$100.50		\$28 75
Less commission, expenses etc.		31.13		2 95
		\$69 37		\$25.80
	95.17			
Amount of claim	\$244.83			

NUMBER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
			10 00		10 00		
15 00			(2) 20 00	(1) 10 00			
<u>25</u>			_____	_____	_____		
\$15 25			\$30 00	\$10 00	\$10 00		
<p>Goods for which Japanese claims \$290.00 sold by auction or appraisal \$75.25</p>							
13 50			"	"	"	"	30.00 no record at any time
28 75			"	"	"	"	10.00 abandoned
<u>2 95</u>			"	"	"	"	10.00 no account, theft, etc.
\$25.80						\$340.00	

EXHIBIT No. 542-5
 DATE Aug. 6/48
 FILLED BY G. R. J. Rice

File No. 4616

Summary relative to claim of
Choichi SASAKI - Regn. No. 13112

May 3/48.

REAL PROPERTY: Lot 5 of SW $\frac{1}{4}$, Sec. 27, Tp. 17, Map 1947, Mission, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation.</u>	
Land	\$ 465.00	\$433.25		\$2500.00	9.3 acres.
Improvements	<u>500.00</u>	<u>330.00</u>	<u> </u>	<u>1450.00</u>	
	\$965.00	763.25	\$749.00	\$3950.00	
			Less V.L.A. sale price	<u>746.00</u>	<u>(\$749.00)</u>
			Amount of loss claimed	\$3204.00	(3207.00)

Claimant values land at \$268.8 per acre.

EXHIBIT No. 542-6.
DATE Aug. 6/48
FILLED BY G. R. A. Rice

SASAKI, Chaichi
Stave Lake Rd. Mission, B. C.
Evac. File 4616



EXHIBIT NO. 542-7
DATE Aug 6/48
FILLED BY E. R. A. Price

Picture Taken June 1, 1943.