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FILE Case 741

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Date

10/10/91

Name of Claimant

SASAKI, Kwanichi

Case.....741.....

Custodian File

2869

<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
2000.00	110.00 12.50				648.00		518.40			518.40 122.50
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
91.00	28.80	8.64	46%	338.00	155.48				164.12	
TOTAL RECOMMENDATION									805.02	

CASE NO. 741.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
KWANICHI SASAKI.

PROCEEDINGS AT HEARING.

Original

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,

October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
KWANICHI SASAKI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

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

appearing for the
 Dominion Government.

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

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Sasaki,
In Chief.

THE SECRETARY: Case No. 741, Kwanichi Sasaki.

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

DIRECT EXAMINATION BY MR. VIRTUE:

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

A Yes.

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

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

A Yes.

Q Is that your signature? A: Yes.

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

A Yes.

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

A Yes.

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

A Yes.

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

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

A Yes.

Q When you bought it in 1930, I believe you paid
30 \$1050.00 for it, is that right?

K. Sasaki,
In Chief.

A Yes.

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

A Yes.

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

A Yes. The tomatoes were in the greenhouse.

Q Oh, you built a greenhouse too?

A Yes.

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

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

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

A: No.

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

A Yes.

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

A Yes.

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

A: Yes, I estimated it cheaply, low.

Q You estimated it low? A: Yes.

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

30 A Yes.

K. Sasaki,
In Chief.

- Q Was that a fair price? A: No.
- Q I will show you a picture (indicating); will you look at that? A: Yes.
- Q What is that picture? A: That is the house I was living in.
- Q That is the house that you have just been talking about that you are claiming?
- A Yes.
- Q And was that in as good condition as that when you were evacuated? A: Yes.
- 10 Q And at the back, that building there, is that the garage? A: Yes.
- Q The building at the back is the garage for which you are claiming for? A: Yes.
- MR. VIRTUE: I will put in the Summary as an exhibit.
(SUMMARY MARKED EXHIBIT NO. 1).
- MR. VIRTUE: And the photograph of the house.
(PHOTOGRAPH MARKED EXHIBIT No. 2).
- MR. RICE: That is the house on Parcel 1?
- 20 MR. VIRTUE: Yes, parcel 1.
- Q That was on Balaclava Street, wasn't it?
- A Yes.
- Q Do you know roughly how much the population of Vancouver increased from 1930 when you bought this lot until 1942 when you were evacuated?
- A No, I don't know.
- Q Well, do you know that it grew very greatly?
- A Yes, I know it increased considerably.
- Q And the Kerrisdale district particularly was settled up to a great extent?
- 30

K. Sasaki,
In Chief.

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

A Yes.

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

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

I am putting in at this time the assessment notice.

10

(NOTICE MARKED EXHIBIT NO. 3).

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

THE SECRETARY: 1942.

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

A: It is in the heart of the city.

Q How far from the Vancouver Hotel?

A About five miles. Yes, about five miles.

Q Yes. Go ahead.

20

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

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

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

A About the same.

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

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

30

K. Sasaki,
In Chief.

A It is within two miles.

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

A Yes.

Q About 64 acres? A: Yes.

Q You got that by inheritance from your uncle, I believe, in 1914? A: Yes, I received that from my uncle.

Q And you figured at that time it was worth about \$800.00? A: Yes, I estimated.

10 Q It was just bushland and stumps then?

A Yes.

Q You cleared part of it? A: Yes.

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

A Yes.

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

A Yes.

20 Q That made the total cost to you, including the inheritance, \$6900.00, but you are only claiming at the time of evacuation it had a value of \$3000.00? A: Yes, that is correct.

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

A Yes.

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

A I think it is unfair.

Q Unfair? A: Yes.

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

K. Sasaki,
In Chief.

(Document to Mr. Virtue)

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

THE SUB-COMMISSIONER: Exhibit No. 4.

(ASSESSMENT MARKED EXHIBIT NO. 4).

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

THE SUB-COMMISSIONER: That is on the Kerrisdale property?

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

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

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

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

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

K. Sasaki,
In Chief.

and so on. Do you see that? Now, did you
leave that personal property behind when you were
evacuated? A: Only the things

I left behind was included in it.

Q You have only listed here the things that were
left behind? A: Yes.

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

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

10

(Letter to Mr. Virtue).

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

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

MR. VIRTUE: Yes.

(Document to Mr. Virtue).

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

20

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

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

"Dear Sir:

Re: Chattels - Balaclava Street.

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

30

K. Sasaki,
In Chief.

of value belonging to Mr. Kashima.

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

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

"Yours truly,

"K. Sasaki."

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

(DOCUMENTS MARKED EXHIBIT NO. 5).

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

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

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

MR. RICE: I know of no other report.

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

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

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

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

K. Sasaki,
Cross Exam.

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

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

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

10

(APPRAISAL MARKED EXHIBIT NO. 6).

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

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

I tender a farm appraisal report respecting parcel 2.

(APPRAISAL REPORT MARKED EXHIBIT NO. 7).

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

20

(SUMMARIES MARKED EXHIBIT NO. 8).

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

(ANALYSIS MARKED EXHIBIT NO. 9).

CROSS EXAMINATION BY MR. RICE:

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

A: Yes.

30

K. Sasaki,
Cross Exam.

Q That is your signature? A: Yes.

MR. RICE: I tender the claimant's J.P. form.

(J.P. FORM MARKED EXHIBIT NO. 10).

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

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

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

Q Well, the sewing machine, you received that?

A Yes, I received that.

Q And the bed, spring and mattress, didn't you get that? A: Yes. I asked for two but only one came.

20 Q And you say the baby crib and the mattress you did not receive? A: No. They just sent me one very old mattress, which wasn't much use to me.

Q Well, the kitchenware, pots and pans, you got those, did you not? A: I received a few things, but they weren't the things I needed; they were just odds and ends.

Q Well, the rice bowls and chop sticks, did you receive those? A: Yes, I believe there were some of those.

30 Q The lunch kit and thermo bottle?

A

K. Sasaki,
Cross Exam.

A Yes, I received that but it was broken.

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

10

a mistake?

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

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

20

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

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

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

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

30

A: Yes, kerosene.

K. Sasaki,
Cross Exam.

Q Kerosene? A: Yes.

Q Well, had you discarded them as no good?

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

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

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

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

10

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

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

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

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

MR. VIRTUE: That is the Mayne Island property.

20

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

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

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

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

30

K. Sasaki,
Cross Exam.

at.

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

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

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

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

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

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

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

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

MR. RICE: That isn't on mine.

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

K. Sasaki,
Cross Exam.

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

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

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

MR. RICE: I am referring to page 6.

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

10 THE SUB-COMMISSIONER: Page 6 of Exhibit 1?

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

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

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

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

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

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

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

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

THE SUB-COMMISSIONER: Now, that is the explanation.

30 What I mean, the appraiser for the Custodian has

K. Sasaki,
Cross Exam.

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

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

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

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

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

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

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

K. Sasaki,
Cross Exam.

MR. RICE: Yes.

MR. VIRTUE: It is all very simple.

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

MR. VIRTUE: It is clear now.

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

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

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

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

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

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

MR. VIRTUE: Undoubtedly it is.

THE SUB-COMMISSIONER: Is it?

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

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

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

30 MR. RICE: That is what the statement says.

K. Sasaki,
Cross Exam.

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

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

Q Oh, I see.

MR. RICE: Q: You mean your house was built in 1944,
don't you? A: Yes.

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

THE SUB-COMMISSIONER: That is what he said.

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

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

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

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

MR. VIRTUE: No.

THE SUB-COMMISSIONER: That is another man.

20 MR. VIRTUE: Yes.

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

A Yes.

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

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

30 Q All right.

K. Sasaki,
Re Direct.

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

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

RE DIRECT EXAMINATION BY MR. VIRTUE:

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

A On Mayne Island.

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

A I forgot all about it.

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

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

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

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

(ASSESSMENT MARKED EXHIBIT NO. 11).

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

K. Sasaki,
Discussion.

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

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

10

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

A I prepared it.

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

A Yes.

20

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

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

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

Q Some are still using oil burning incubators?

A Yes.

Q All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing transcript correct.

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

30

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

S.R. Howard
SUB-COMMISSIONER

2869

ACKNOWLEDGED

P.W. Case No. 741

NOV 27 1947

Leth

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: Kwanichi Sasaki

Registration No. 05846

2. Claimant's address at the time of his evacuation from the protected area: 7226 Balaclava St. Vancouver, B.C.

3. Claimant's present address: Barnwell, Alberta

4. Claim relating to real property:

(a) Street address of real property: 7226 Balaclava St. Vancouver, B.C.
Mayne Island, B.C.

(b) Legal description of property:

Lot 4 BLOCK TEN DL194 (roll No. 8925)
City of Vancouver

Lot B, Div. of Section 1 (Plan 2501 Mayne Island)

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Vegetable farms totalling 66.62 acres. Residence (6 roomed house) on 2.5 acres at 7226 Balaclava St. Vancouver.

- (d) Title or interest held by Claimant in the real property:

Owner.

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 2250.

(II) Buildings— \$ 4200.

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 3605.

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

7226 Balaclava St. Vancouver
Mayne Island

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left on premises

(c) In whose care was property left by the Claimant at date of evacuation?

Custodian
Department of the Secretary of State
Vancouver

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

SS Bedroom set	\$100.
Kitchenware	50.
4 Stoves	50.
Beds	40.
Miscellaneous	40.
5 H.P. Gas boat	100.
3 Incubators	100.
Mangle & Green feed cutters	20.
	<u>\$500.</u>

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$ 473.84

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will..... be required.

DATED this

17th

November
day of ~~October~~, A.D. 1947.

Samson Sanderson
Witness to Signature of Claimant.

Kwanichi Sasaki
Signature of Claimant.

STATUTORY DECLARATION

I, Kwanichi Sasaki

(Full Name of Claimant)

of Barnwell, Alberta
(Present Address)

laborer
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

\$ 2871.16

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Tabu
in the Province of Alberta,
this 17 day of November
A.D. 1947.

Kwanichi Sasaki

Lamson Sanderson
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

ROE

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapted 99 of the Revised
Statutes of Canada, 1927, and

(Occupation)

IN THE MATTER OF a Commission
appointed to inquire into and report upon
the claims of persons of the Japanese Race
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Proof of Claim

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at

in the Province of Alberta,

this _____ day of _____

A.D. 1947.

A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **104**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Kwanichi Sasaki**

2. Registration Number: **05846**

EXHIBIT NO. 741-1

DATE October 1/48

FILED BY A. M. Virtue

3. Present Address: **Barnwell, Alberta**

4. Address Prior To Evacuation: **7226 Balaclava St.
Vancouver, B. C.**

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lots four (4) Block ten (10) D.L. 194 (roll # 8925)

City of Vancouver B. C.

- (a) Nearest Post Office adjacent to land. **Kerrisdale, Vancouver B. C.**
- (b) Number of acres: **2½ acres**
- (c) When purchased: **December 10, 1930**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Full of weeds

No buildings

(e) Purchase Price\$ **1050.00**

6. IMPROVEMENTS:

(a) Clearing.....acres at \$.....per acre	\$	
(b) Fencing	\$	
(c) Tillage 1941	\$	200.00
(d) Drainage	\$	
(e) Weed Eradication	\$	50.00
(f) Planting 1½ ac. Strawberries 5000 tomato plants	\$	
(g)	\$	
(h)	\$	
Total	\$	250.00
Carried Forward	\$	<u>1300.00</u>

Brought forward \$ 1300.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
2 storey house with addition	20 x 22 12 x 16	1931	\$ 1200.00	\$ 1050.00	\$ 2250.00
Chicken	12 x 16	1934	45.00	15.00	60.00
Garage	20 x 20	1931	60.00	60.00	120.00
Woodshed	8 x 50	1939	25.00	50.00	75.00
Green house	30 x 50	1940	300.00	250.00	550.00

Total Cost of Buildings \$3055.00 \$3055.00

Total Cost of Land and All Improvements\$ 4355.00

Fair Market Value ~~Land 1250.00) buildings 2200.00~~\$ 3450.00

Sold by Custodian for\$ 2200.00

Loss Claimed on Parcel 1\$ 1250.00

8. Assessment for 1942:

Land \$ 1125.00
 Improvements \$ 1000.00
 Total \$ 2125.00

9. Appraisal or Valuation (by Custodian):

Lands	\$
Improvements	\$
Total	\$

10. Rental Value per Year: \$ 580.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....on dwelling.....	\$ 1000.00
.....	\$
.....	\$
.....	\$

(see letter from Mac - Gregor, Creery and Farmer Ltd.)

12. Documents in Support:

- (a) Photographs: **3 of dwelling house**
- (b) Deeds
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence **Assessment notice from City of Vancouver Letter from Custodian dated March 8, 1946 setting out sale price of property etc.**
- (g) **Inter in receipt from Fairhall for \$1050.00 for payment in full for Lot four (4) Block ten (10) D.L. 194.**
- (h)

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot B of Section one (1) (Plan 2501 Mayne Island)

- (a) Nearest Post Office adjacent to land. Mayne Island, B. C.
 (b) Number of acres: 64.12
 (c) When purchased: Received the land in 1914. Registered in Aug. 1921
 (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland and stumps

- (e) Purchase Price received from Uncles Will (valued at) \$ 800.00

6. IMPROVEMENTS:

(a) Clearing.....	3.....acres at \$.....per acre	\$	1500.00
	5 acres partly cleared		
(b) Fencing	split rail & picket & some chicken wire	\$	600.00
(c) Tillage		\$	
(d) Drainage		\$	
(e) Weed Eradication		\$	
(f) Planting		\$	
(g)		\$	
(h)		\$	
	Total	\$	2100.00
		\$	2100.00
	Carried Forward	\$	2900.00

Brought forward \$ 2900.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Chicken house	11 x 120	1924	115.00	220.00	335.00
	10 x 168	1924	140.00	270.00	415.00
	12 x 200	1924	200.00	350.00	550.00
	12 x 180	1924	165.00	320.00	485.00
Brooder house	12 x 32	1924	90.00	100.00	190.00
	16 x 32	1924	120.00	150.00	270.00
Incubator house	10 x 12	1924	30.00	35.00	65.00
	10 x 12	1924	30.00	35.00	65.00
Feed house	12 x 24	1924	40.00	85.00	125.00
Barn & leanto	32 x 32	1924	60.00	165.00	225.00
Attached	12 x 16				
Pig house & shed	6 x 48				
House	12 x 16	1924	60.00	165.00	225.00
House	24 x 24	1914	350.00	450.00	800.00
House	16 x 20	1939	125.00	125.00	250.00

House built by Nakatsu and by agreement with Nakatsu, Sasaki is claiming for it.

Total Cost of Buildings 4000.00 4000.00

Total Cost of Land and All Improvements \$ 6900.00

Fair Market Value Land \$1000.00 Buildings \$2000.00 \$ 3000.00

Sold by Custodian for \$ 648.00

Loss Claimed on Parcel 1 \$ 2352.00

8. Assessment for 1942:

Land \$ 1000.00
 Improvements \$ 2000.00
 Total \$ 3000.00

9. Appraisal or Valuation (by Custodian):

Lands	\$	511.85
Improvements	\$	
Total	\$	<u>511.85</u>

NOTE: house valued at 150.00 on Custodian, appraisal did not belong to Mr. Sasaki.

10. Rental Value per Year: \$ 450.00

11. Fire Insurance on Buildings:
(List amount on each building):

.....	\$
.....	\$
.....	\$
.....	\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence
- (g)
- (h)

*Showed be
thick out.
and 750.00 added
to 511.85 to
bring 9. in line
with appraisal
Report JMB.*

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 1250.00
Parcel 2	\$ 2352.00
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 3602.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
MISCELLANIOUS		TOTAL VALUE	\$ 40.00	
Scale	1939	\$ 20.00	\$ 10.00	Used very little kl fairly old
2 Spray pump	1940	15.00	7.00	
Electric stove		6.00	2.00	
Electric Iron	1940	6.00	3.00	
Gas Stove		10.00	4.00	
Hammers, wrenches & axes		10.00	3.00	
Gardener's tools		10.00	2.00	
Berry boxes & trays	1940	6.00	2.00	Trays used for No. of years
2 Crosscut saws	1939	18.00	7.00	1 old
BEDROOM SET				
Bed, spring mattress	1938	30.00	30.00	Like new
Dresser	1938	25.00	25.00	Like new
Chiffoner	1938	20.00	20.00	Like new
Bedroom linen		10.00	10.00	New
Baby crib & mattress	1941	15.00	15.00	New
KITCHENWARE				
Dishes & pots pans etc.			25.00	
Chairs & tables			10.00	
Kitchen cabinet			15.00	
1 Litchen stove	1939	45.00	25.00	
1 Kitchen stove	1930	45.00	7.00	
1 Heater stove	1940	15.00	9.00	
1 Heater stove	1938	15.00	9.00	
5 H.P.Gas Boats				
boat	1930	300.00	100.00	Just fair shape
engine	1925	300.00		
3 Incubators	1925	85.00	50.00	
1 Incubators	1925	85.00	50.00	
1 Incubator	1920	85.00	35.00	
1 Incubator	1920	35.00	15.00	
1 Mangle	1925		10.00	
3 greenfied cutters			10.00	
		TOTAL	\$500.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
Hoes & 2 shovels			\$.50
Platform scales			10.00
Wooden Cupboard (Kitchen cabinet)			.50
Heater			8.00
Total: \$			<u>19.00</u>

Total Claim for Personal Property \$ 500.00

Deduct Payments from Custodian \$ 19.00

Net Loss on Personal Property \$ 481.00

I Certify the above to be True and Correct.

Alvin H. Vint
Witness

K. Sasahi
Signature of Claimant.

NOTE: On proof of Claim, Claimant deducted total amount received on all personal property--including some that was not claimed on--that is why there is a discrepancy between amount of loss shown on Summary of Evidence and that on proof of claim.



EXHIBIT NO.

741-2.

DATE

October 1/48

FILLED BY

A. M. Virtue

CITY OF VANCOUVER

ASSESSMENT ROLL, 1942

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
B8925	LOT. 4 BLK. 10 D.L. 194 EXHIBIT No. <u>741-3</u> DATE <u>October 1/48</u> FILED BY <u>A. G. Virtue</u>	1000	1125-

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1942, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 20th, 1942**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 5th, 1942.**

CHESTER GREEN
Assessment Commissioner.

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE



KWANICKI SASAKI,
7226 BALACLAVA ST.,
VANCOUVER, B. C. B8925

IMPORTANT

Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL-6-43 02716 L (1) - 93.34

1943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on \$	Taxes Levied
19.732 Mills	\$ 4,170,227.41
15.219 " Interest and Instalments	3,216,282.81
17.129 " Schools	3,619,975.68
52.080 " Gross	\$11,006,485.90

**CITY OF VANCOUVER
TAX STATEMENT, 1943**

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION 1943

Land	\$111,204,915
Improvements	100,133,140
Total Value for Taxation	\$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed

PAID
2869

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED								
			CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941	1942						
1000	1125	1625	61 55	61 55				84 63 Δ	230 81 137.45	8 71	3 39	236 13 Δ	
PAYMENT ON A/C APPLIED							5282	4053	9335	161	162	Pay \$93.34	

REBATE ON CURRENT GENERAL TAXES:
 4% if paid on or before 3rd July, 1943.
 3% if paid on or before 3rd August, 1943.
 2% if paid on or before 3rd September, 1943.
 1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.
 SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
 Other Arrears carry interest at 6% per annum.
 If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
 City Treasurer and Collector of Taxes.

Kwanicki Sasaki, 05846
 % The Custodian of Enemy Property.
 B8925

B8925 LOT. 4
 BLK. 10 7226 Balachlava St.
 D.L. 194

ROLL No. Description of Property
 NOTE—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than \$1.00, and such payments must be applied first to **Local Improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of **General Taxes** only as follows:

Up to 3rd July, 1943	4 per cent.
Up to 3rd August, 1943	3 per cent.
Up to 3rd September, 1943	2 per cent.
Up to 4th October, 1943	1 per cent.

ARREARS OF TAXES, other than **Consolidated Arrears**, can also be paid in amounts of not less than \$1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes liable for Tax Sale when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of 10 years in equal annual instalments.

Payment is required before 4th October, 1943, of the following:—

- Interest on the outstanding balance of the Capital Sum at 5% per annum.
- Seventh Instalment of the Original Capital Sum (if not already paid).
- The Full amount of the 1943 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

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Tx. 20.

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE.
FARM LAND ASSESSMENT, 1944

FARM LAND.



Owner's name and last-known address:

SASAKI KANICHI
MAYNE ISLAND B CTRANSFERRED TO
CUSTODIAN
NOVEMBER 12th, 1943

Folio Number

2869
1 44708
6412
C. of T.
Acres, more
or less

Take notice that you have been assessed as below:—

C MORGAN PROVINCIAL ASSESSOR GALIANO ISLAND

Date of Mailing Notice January 14th, 1944

Description of Property:

LOT B SUB DIV OF
SECTION 1 PLAN 2501MAYNE ISLAND ASSESSMENT DISTRICT
MAYNE ISLAND LAND DISTRICT
COVICHAN

ASSESSED VALUE (GROSS)		Total Gross Assessed Value	EXEMPTIONS		Total Exemptions	Taxable Value (Net)	Rate, 1/2 of 1%	
Land	Improvements		Improvements up to \$1,500	Pre-emptions			\$	c.
\$ 1000	\$ 2000	\$ 3000	\$ 1500	\$	\$ 1500	\$ 1500	7	50

Tax on Land upon which no School Tax is payable.

Rate, 1/5 of 1%

SCHOOL TAXES

SCHOOL DISTRICT

Mayne Island

Amount Requisitioned	Real Property	Personal Property	Total Taxable Value	School Rate in Mills
200	1500	400	1900	1.3

R.P. 1 95
P.P. 52

Total Current Taxes - - - -

9 97

Due Date, April 1st, 1944

Delinquent Date, October 31st, 1944

	DELINQUENT TAXES				Interest must be added to Delinquent Taxes See overleaf for rates. Personal Prop. R.P.	
	1940	1941	1942	1943		
LAND - - -			7.50	7.50		15 00
LAND, 1/5 of 1%			.80	.52		1 32
SCHOOL - - -			3.00	1.95		4 95
PAYMENTS					Total of all Taxes Due - (EXCLUSIVE OF INTEREST)	31 24
	1940	1941	1942	1943	Current	
LAND - - -						
LAND, 1/5 of 1%						
SCHOOL - - -						
INTEREST - - -						
TOTAL - - -						
RECEIPT No. -						
DATE PAID -						

EXHIBIT No. 741-4
DATE October 4/48
FILED BY W. J. VirtueMAKE ALL REMITTANCES PAYABLE AT PAR TO
PROVINCIAL COLLECTOR AT ABOVE ADDRESSDO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

INFORMATION FOR THE GUIDANCE OF TAXPAYERS.

Notice of
Assessment

No further notice will be given; taxpayers are requested to see that their taxes are promptly paid.

If remitting by mail, please use post-office or express money orders, or, if using cheque, see that same is marked by the bank and includes exchange.

Sec. 42, chap. 282,
R.S.B.C. 1936.

All land which is situate in unorganized territory and is not comprised in any school district, and all land situate within any rural school district in which the school has been closed, shall, in addition to all taxes otherwise imposed thereon, be assessed and taxed annually, and the rate of taxation shall be one-fifth of one per centum upon its assessed value.

Due Dates

All taxes shown on this notice are due and payable on April 1st of the year of assessment, and if unpaid on Oct. 31st of that year are deemed to be delinquent.

DELINQUENT TAXES FOR THE YEARS 1935 AND PREVIOUS ARE SUBJECT TO INTEREST AT THE RATE OF 8 PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY IN EACH YEAR UP TO MAY 31st, 1936; AFTER THAT DATE AT THE RATE OF 4½ PER CENTUM PER ANNUM. DELINQUENT TAXES FOR YEARS 1936 AND SUBSEQUENT ARE SUBJECT TO INTEREST AT THE RATE OF 4½ PER CENTUM PER ANNUM FROM DATE OF DELINQUENCY UNTIL PAID.

Neither the giving of a notice of appeal by any taxpayer, nor any delay in the hearing of the appeal by the Court of Revision or the Court of Appeal, shall in any way affect the due date, the delinquency date, the penalties, or any liability for payment provided by this Act in respect of any tax which is the subject-matter of the appeal; but in the event of the tax being set aside or reduced by the Court of Revision or Court of Appeal, on appeal, the Minister shall refund to the taxpayer the amount of the tax or excess tax paid by him, and of any penalty imposed and paid on such tax or excess.

Liability and
recovery of
delinquent taxes.

There is a personal liability for all taxes, and the amount due may be recovered by distress proceedings or by action.

Land upon which taxes are delinquent will be offered at Tax Sale between July 15th and October 15th following the date of delinquency, and the date of the said Tax Sale will be advertised in the Gazette previous to the day of sale. Land sold at Tax Sale may be redeemed within **ONE YEAR** from the date of sale by tendering to the Collector the amount for which the land was sold, with interest at 12 per cent., together with the taxes, due since date of sale. Lands unsold at Tax Sale are forfeited to the Crown at the expiration of twelve months from date of Tax Sale, unless the amount due with interest is sooner paid. Lands forfeited to the Crown may be purchased on written application to the Minister of Lands.

Rectification
of errors.

If the taxpayer discovers any error in his notice, which the Assessor is able to correct before the Court of Revision, he is requested to write to the Assessor giving particulars of the error.

RIGHT of appeal.—Every person assessed has the right of appeal, as provided in the "Taxation Act," against the assessment to the Court of Revision and to the Court of Appeal, but such right ceases if the notice of appeal is not given within fourteen days after the date on which this notice of assessment was mailed: Provided, however, that the Surveyor of Taxes may extend that time if it is proved to his satisfaction that the taxpayer was unable to appeal within the fourteen days. No appeal against the assessment of School Taxes is allowed where the assessed value is the same as in the last revised Assessment Roll of the Assessment District.

If you intend to appeal to the Court of Revision fill up the following form and return this notice to the Assessor within the fourteen days allowed by the law.

TO THE ASSESSOR: Take notice that I intend to appeal to the Court of Revision against the assessment for the following reasons:—

(Signature) _____

Dated at _____, this _____ day of _____, 19____

N.B.—Do not detach or alter this form in any particular. If there are any errors return for correction.

(See over.)

(Surre)

Kwanichi Sasaki
Registration No. 05846
Barnwell, Alberta
January 9/46

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

EVACUATION SECTION	
JAN 11 1946	
Rec'd	
File No.	2869/5499
Nrs.	99-16
Referred	

Dear Sir:

re: Chattels 226 Balachara St.
File No. 2869 + 5499

Received your letter and lists of
chattels sale. I find many articles not
included, I believe less ~~less~~ than 10 per
cent is listed. From your list I can not
find anything of value belonging to Mr. Kashima.
I would like to know what has
happened to other chattels belonging to me
and Mr. Kashima.

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

EXHIBIT NO. 741-5
DATE October 1/48
FILED BY A. M. Vulture

Yours truly
K. Sasaki

{ Mr. Koji Kashimas
Roll of Carpets
1 Kitchen Stove etc.

1 dinner set
8 Beds complete - we received one of these asked for
2 Kitchen Stove
2 heaters
1 electric toaster
1 gas. Stove
1 Storage battery
Carpentry tools
Wrenches
Pliers
Ford engine
and others.

On Mague Island property

3 incubator

1 Mangle cutter

5 horsepower gas air cool engine boat
left on the beach which the navy
left with a hole in bottom.

DATE Oct. 1/48

FILED BY

G.E.A. RiceJOHNSON, REEVE and WATSON
Estate AgentsBank of Nova Scotia Building
602 West Hastings Street
VANCOUVER, B. C.

19th July, 1943.

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

File No. 2869

Catalogue No. 23

Dear Sir:

Lot 4 Block 10 D.L. 194
7226 Balaclava Street

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

Location On the low lying land near the Fraser River.Land. The land comprises $2\frac{1}{2}$ acres suitable for cultivation, but this has been neglected for a considerable period and there is no fencing. The land will probably require draining and treatment with lime and fertilizer. There are a few fruit trees and some willows.Buildings. (1) $1\frac{1}{2}$ storey frame house on concrete curb wall 20' x 22' plus 12' x 16'. 6 ft. basement with brick stove for heating bath water, laundry tubs (cracked) and plank floor. 6 rooms on two floors, ceilings and walls lined shiplap (kitchen V-joint). W.C. and wood bath tub off kitchen. Exterior shingled walls and roof.

(2) Wood shed. 12' x 40' Shake roof, no walls, no floor.

(3) Garage and store house 20' x 24'. Shake roof. plank floor shingled walls.

(4) Double greenhouse 32' x 50' on wood sills, light construction.

(5) Chicken house 12' x 16'

Condition House Exterior in very poor condition, neglected for a long time, front and back steps need rebuilding. Interior. Basement floor in bad repair. Drain from sink defective. Outbuildings are in fair condition, but some glass in the greenhouse is broken.Rent. \$15. per monthCity \$2,125 (Land \$1,125 Buildings \$1,000)AssessmentTaxes \$84.63Appraisal A purchaser of this kind of property would usually require possession. The housing regulations make it difficult to sell rented properties. In these circumstances and in view of the condition of the land and buildings, we are of the opinion that the market value of this property is \$1,500.

Yours faithfully,

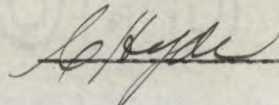
JOHNSON, REEVE & WATSON

per "D. W. Reeve"

DWR

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

November 8, 1948.



Farm Appraisal Report

File No. JL 793

Land Description Lot B, S.D. of Section 1, Plan 2501, Mayne Island.

Containing 64.12 Acres

Owner's Name SASAKI, Kanachi Post Office Address Mayne Island, B.C.

Nearest Rail Point N.A. C.P.R. boats and Mayne Wharf Distance 4 miles.

Market Town Vancouver or Victoria Distance 40 miles

Church (give denomination) United Distance 4 miles

Nearest School Mayne Public Distance 4 miles

State how property was identified: One post, road and map check.

Roads: State whether property has access to main road, the kind of road and its condition.
yes, gravelled public road, fair, to N.W. corner line.

Is this district a good one? The limitations of the island takes it from good.

Employment opportunity Strictly limited, little work on farms and some fishing.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: some pole and rail around part of clearing. Value \$

Water supply: A good constant well near buildings. Value \$

BUILDINGS ON FARM

2869

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

EXHIBIT No. 741-7
DATE October 1/48
BY G. R. Rice

Total present day value \$ 150.00

Total Value Buildings add to farm \$ 150.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? The 16x24 is quite habitable as it is. Typical Japanese cabin, cheaply constructed, suitable for bachelor. \$

Describe the basement and chimneys: No basement, stove pipe chimney.

No. rooms downstairs? 3 Upstairs? - How finished -

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

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

ACRES.	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.25	generally level	clay & shale light 6"-8"	shaly clay	nothing but a weedy old sod.	50.00	212.50
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
In my opinion there is no other land worth clearing apart from the narrow neck between the bays on the north and south.						
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	
59.87	A rocky, treed slope with fall to south		Fuel. Some cedar may be merchantable in 15-20 years.		5.00	299.35

Total value of Land \$ 511.85

Total added by buildings to value of farm \$ 150.00

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

Total value of farm \$ 661.85

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

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

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

Not agricultural at all. Suitable for a fisherman.

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

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

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

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

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....
 \$.....

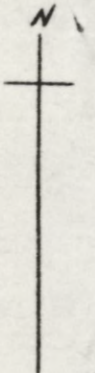
Total \$.....

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

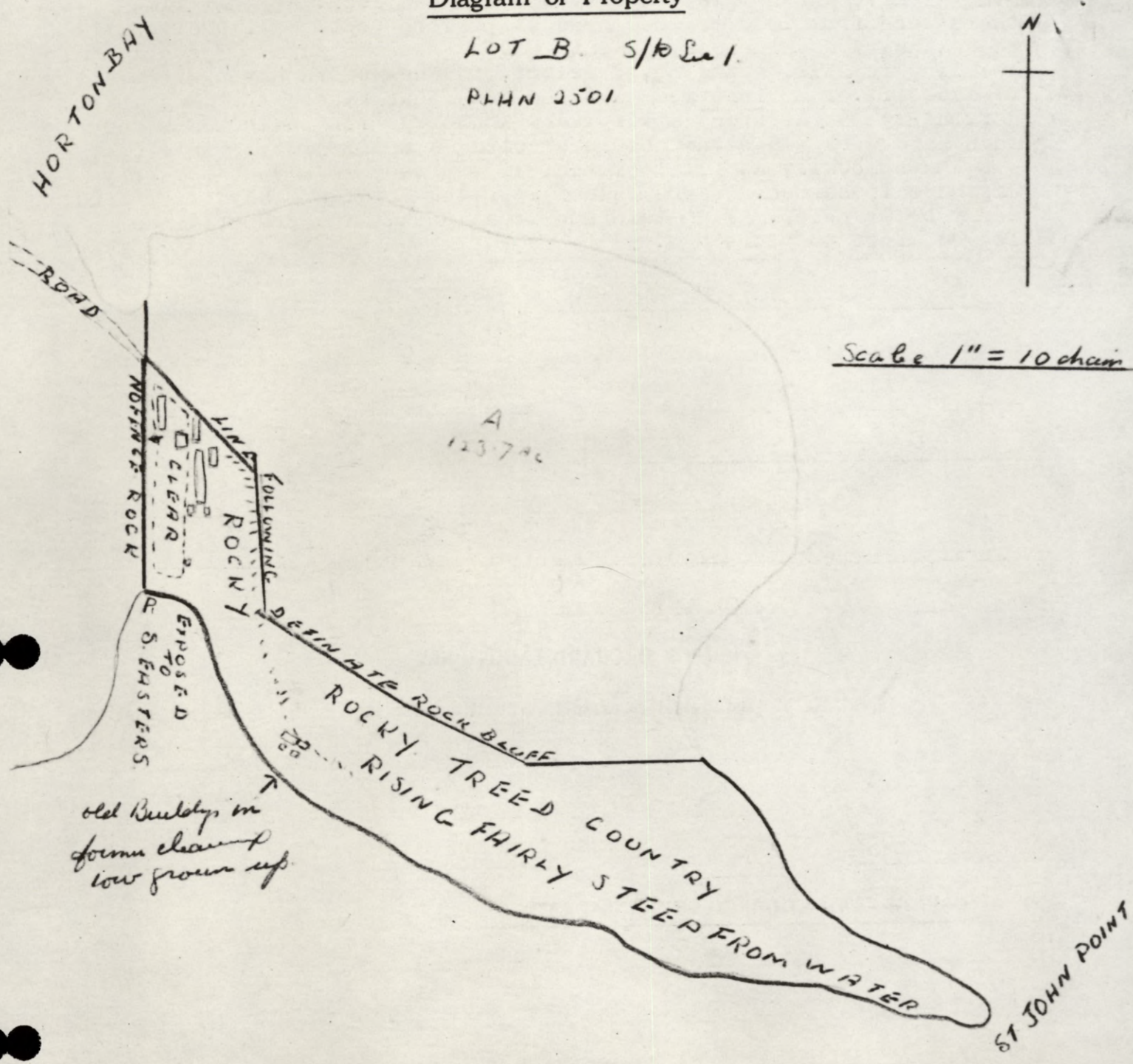
Diagram of Property

LOT B. S/10 Sec 1.

PLHN 2501



Scale 1" = 10 chain



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

value is \$ 600.00

Date 21st August, 1942.

"I.T. BARNET"
District Superintendent.

CLAIM ON REAL AND PERSONAL PROPERTY

File 2869.

Claimant: Kwanichi SASAKI.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>	<u>Remarks</u>
(1) \$2,250.00	((A) Low lying lot of 2½ acres,) (Vancouver, B.C., AND) ((B) Farmland (64.12 acres),) (Mayne Island, B. C.)	\$2,250.00	\$1,125.00 \$1,000.00	(See Remarks) \$511.85	(A) \$2,200.00	(1) Included in this item (\$2,250.00) are two properties, (A) A parcel of 2½ acres of low-lying land near the Fraser River within the City limits of Vancouver, B.C., and (B) A parcel of 64.12 acres on Mayne Island, described by VLA appraiser as mostly rocky treed slope not worth clearing.
(2) \$4,200.00	((A) Dwelling, Greenhouse and) (other outhouses on (A)) (above, AND) ((B) Uninhabitable house on) ((B) above)	\$4,200.00	\$1,000.00 \$2,000.00	(See Remarks) \$150.00	(B) \$ 648.00	(2) The dwelling on (A) is described by appraiser as having been "neglected for a long time", front and back steps needing rebuilding; outbuildings are described as "in fair condition". The dwelling (16' x 24') on (B) is described by VLA appraiser as being in good repair. Another old dwelling is described as not habitable and poultry houses for 2000 birds as being "in disrepair and of no other value than to salvage for fuel."
\$6,450.00	Claimant's total (gross)					
\$2,845.00	Acknowledged Custodian Credits					
\$3,605.00	<u>Amount of Real Property Claim</u>					
(3) \$ 500.00	Chattels as listed	\$ 500.00			\$ 26.16	(3) Attached Personal Property Analysis calls for the following comments on the 3 main items (each of \$100.00): First (bedroom set) appears to be covered by the last paragraph of our letter of Mar.8/46 to claimant, reading: "So far as the beds
\$ 26.16	Acknowledged Custodian Credit					are concerned, our Protection Department inform us that the mattresses had to be discarded owing to their bad condition, and this is in like with their usual practice. They state also that the springs were found to be rusted and in bad shape generally. The odd metal parts of the beds had no value and were discarded. They were unable to trace any of the other items mentioned in your letter as the goods removed by them, which had any value at all, were sold by auction as previously stated." The second (a "5 H.P. gas boat") was first mentioned in claimant's letter of January 7th, 1946, and presumably refers to a small boat powered with an air-cooled inboard motor, of which our records carry no trace. The third is for 3 incubators, of which we have no trace beyond the "2 incubators" mentioned in "JP" declaration of real property-with which they were possibly sold as being of little, if any, separate sale value. The balance of this claim amounts to \$200.00, whereas everything on the premises having any sale value realized \$32.65 at auction.
\$ 473.84	<u>Amount of Personal Property Claim</u>					
\$4,078.84	<u>Total amount of Claim</u>					

Vancouver, B. C., June 28/48
 RGB/P

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Nov. 9/48

[Signature]
 mw

REAL PROPERTY SUMMARY

JAPANESE NAME: Kwanichi SASAKI Reg. No. 05846 File No. 2869.
 CATALOGUE NO: 23
 PROPERTY ADDRESS: 7226 Balaclava Street, Vancouver, B. C.
 LEGAL DESCRIPTION: Lot 4, Block 10, District Lot 194, Group 1, N.W.D., Plan 2242.

TITLE: Registered in the name of Kwanichi SASAKI.

ENCUMBRANCES: 89052 H. 13/6/31. 11.45 Charles Constantine Warren. Mortgage for \$550.00. Due 12/6/34. Int. 8%.
 21152 M. 8/2/41. 10.28. Mary Edith Warren. Assignment of 89052 H. (Inter alia).
 Vesting Order filed No. 35747, February 15th, 1943.

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

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

HISTORY OF

ADMINISTRATION:

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

On the Mortgage for \$550.00 to M.E. Warren, registered as 89052H., and dated 12th June 1931, no payment had been made on principal and interest accruing to 31st September 1943 ~~had been made on principal and interest~~ amounted to \$13.65 and as provided for a bonus equal to 3 months interest \$11.00, a total of \$274.65. A discharge of mortgage was obtained from the Mortgagee's attorney, Mr. L.C. Creery, and registered on 10th October 1943.

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

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

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

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

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

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

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

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

DATED: March 11th, 1947.

"Ian Macpherson"
Ian Macpherson.

IM:JS

REAL PROPERTY SUMMARY

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

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

PROPERTY ADDRESS: Mayne Island, B. C.

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

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

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

Vesting 51578, 20th May 1943.

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

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

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

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

In respect to the house erected by Tokutaro NAKATSU on this land the Custodian wrote Mr. NAKATSU on 8th June 1944 as follows:
"On the 17th February we sent you a copy of a letter we had that day written to Mr. Sasaki regarding the ownership of the house built by you on his land.

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

We are sending this letter by registered mail to insure delivery and would appreciate your early acknowledgment. If we do not hear from you to the contrary within a reasonable time, say the 23/6/1944, we shall assume your agreement with the letter quoted above. No reply was received from Mr. Nakatsu.

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

SOLD: To The Director, The Veterans' Land Act for \$648.00 as at 1st January 1943.
Approved by Advisory Committee - 1st June 1943.

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

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

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

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

DATED: March 11th, 1947.

Ian Macpherson.

IM:JS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

November 9th, 1948.

[Signature] MW

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2869

EXHIBIT NO.

NAME Kwanichi SASAKI

REG. No. 05846

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION <u>8/4/42</u>	TAKEN BY _____				
EVACUATION <u>11/4/42</u>	DATE _____				
1 Sewing Machine		Bedroom Set	\$100.00		
1 Stove		Kitchenware	50.00	✓	
2 Heater Stoves		4 Stoves	50.00	(1) \$ 8.00	
Living-room Furniture		Beds	40.00	(1) \$ 1.25	
8 Beds		Miscellaneous	40.00	✓	
Bedroom Furniture		5 H.P. Gas Boat	100.00		
Farm Tools		3 Incubators	100.00		
Few Carpenter Tools		Mangle & Green feed cutters	20.00		
Lumber					
		Gross Total:	\$500.00		
		Ack. Custodian Credit:	26.16		
		Amt. of Pers. Prop. Claim:	\$473.84		
		<u>Summary of Auction Sale:</u>			
		Platform Scales	10.00		
		Tools	5.75		
		Kitchenware	1.30		
		Furniture	2.50		
		Miscellaneous	3.85		
		Gross proceeds Auction Sale:	\$32.65		
		Less Charges:	6.49		
		Net proceeds Auction Sale:	\$26.16		
		<u>Summary of Other Sales:</u>			
		Lumber		\$50.00	
		Total proceeds Other Sales:		\$50.00	

Vancouver, B. C., June 28/48.

RGE/P.

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
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00 25					(1) ✓	(2) ✓ ✓ ✓ ✓ ✓		<p><i>Shipped.</i></p> <p>(1) ✓ x Mattresses discarded.</p> <p>✓ The first reference to this boat is in claimant's letter dated Jan. 7, 1946.</p>
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\$50.00
\$50.00

EXHIBIT No. 741-9
DATE October 1/48
FILED BY M. R. Rice

OFFICE OF THE CUSTODIAN

DATE Oct. 1/48

JAPANESE SECTION

FILED BY G.E.A.Rice

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

PERSONAL INFORMATION

NAME: SASAKI Kwanichi

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

REGISTRATION NUMBER 05846 SEX: Male AGE: 48

OCCUPATION: Fisherman, also Farmer.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Natsu "2561"

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

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

Tetsuro (M) Joe (M)

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

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

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

1. LOCATION AND DESCRIPTION: "(1) 7226 Balaclava St. Vancouver"

"R" Lot 4, Blk. 10, D.L. 194.

2. BUILDINGS AND OTHER IMPROVEMENTS: "(1)" 2 Storey wooden frame dwelling house

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

1 Wood Shed. "(2)" (Lot B. Sub. Div. of Section 1 Plan 2501. Mayne Island.

1 Barn, Chicken House, 2 Incubators, 1 other Shed, all on the farm at Mayne Island.)
Custodians taken over the Farm at Mayne Island.

3. INSURANCE (Give particulars; state where policies are) London Fire Insurance Co.

\$1000.00 Policy No unknown. Policy in declarants possession. On House only.
(7226 Balaclava St. Van.

4. TAXES (Amount and where payable) (\$87.68 paid 1941 but \$61.55 Still unpaid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) "7226B"

Mortgagee MacGregor, Creery and Farmer, Ltd. Amount of the Mortgage is \$550.00
416 Seymour St., Vancouver "Mrs.M.E.Warrenon (1)"

6. OCCUPANCY AND LEASES (If vacant so state) Has agreed to rent house to Mr. J.

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

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

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
 - 1 Sewing Machine, 1 Stove, 2 Heater Stoves, Living room furniture, 8 Beds, Bed room furniture. Farm Tools, Few Carpenters tools. Lumber.
 - all at 7226 Balaclava St., Vancouver B. C.

- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
 - 2 Cats.

- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

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4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

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

8. BANK ACCOUNTS: Royal Bank of Canada East End Branch, Vancouver B.C. \$5.04. No. 2280.

9. LIFE INSURANCE: Monarch Life Assurance Co. \$1000.00 Policy N0148483 Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: T. Kadonaga, Mayne Island. \$2000.00 A. Adachi, Rosedale \$300.00

2. TRADE DEBTS: none

REMARKS: 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 8th day of April 1942

(Signature) "K. Sasaki"

"F. T. Williams"

Witness

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

FOR DEPARTMENTAL USE

November 9th 1948.

[Handwritten signature]

Tx. 20.

FARM LAND

ASSESSMENT, 1941.

FARM



LAND.

Owner's name and last-known address:

SASAKI KANICHI
MAYNE ISLAND B C

Folio Number

02
1 44709 C. of T.
6432 Acres, more
or less.

Take notice that you have been assessed as below:—

C MORGAN PROVINCIAL ASSESSOR GALIANO ISLAND

Description of Property:

Date of Mailing Notice December 31st, 1940.

LOT B SUB DIV OF
SECTION 1 PLAN 2501

MAYNE ISLAND
MAYNE ISLAND
COWICHAN

ASSESSMENT DISTRICT.
LAND DISTRICT.

ASSESSED VALUE (GROSS)		Total Gross Assessed Value	EXEMPTIONS		Total Exemptions	Taxable Value (Net)	Rate, 1/2 of 1%	
Land	Improvements		Improvements up to \$1,500	Pre-emptions			\$	c.
\$ 1000	\$ 2000	\$ 3000	\$ 1500	\$	\$ 1500	\$ 1500	7	50

Tax on Land upon which no School Tax is payable.

Rate, 1/5 of 1%

SCHOOL TAXES

SCHOOL DISTRICT.

Mayne Island

Amount Requisitioned	Real Property	Personal Property	Total Taxable Value	School Rate in Mills
300	1500	400	1900	2.

R.P. 3 00
P.P. 80

Total Current Taxes - - - - -

11 30

Delinquent Date, October 31st, 1941.

Due Date, April 1st, 1941.

	DELINQUENT TAXES.				Total of all Taxes Due - (EXCLUSIVE OF INTEREST.)
	1937	1938	1939	1940	
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - - -					
	PAYMENTS.				Current.
	1937	1938	1939	1940	
LAND - - -					7.50
LAND, 1/5 of 1%					3.80
SCHOOL - - -					
INTEREST - - -					
TOTAL - - -					11.30
RECEIPT No. -					45764
DATE PAID -					Oct. 27/41

EXHIBIT No. 741-11
DATE October 1/48
FILED BY A. G. Virtue