Name of Claimant SASAKI, Taki Case 832

Custodian File 1516

REAL PROPERTY											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% there-of	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	
		1875.00	187.50								187.50

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
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	

TOTAL RECOMMENDATION	187.50

1540

CASE NO: 832.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
TAKI SASAKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 832.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Winnipeg, Manitoba,

April 13th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKI SASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Glaimant.

A. WATSON, Esq.,	Secretary.
K. HANADA, Esq.,	Interpreter.
D.J. HANDFORD, Esq.,	Official Interpreter (acting as check Interpreter).
H.M. LANGFIELD, Esq.,	Official Reporter.

30

THE COMMISSIONER: Do you propose to take No. 34 next?

MR. CHERNIACK: Yes, real estate only, it is going to be short. I have three witnesses. I might explain, my lord, that this is an estate matter.

THE COMMISSIONER: Yes.

MR. CHERNIACK: And in order to be able to furnish all material, we had to get our information from two sources, mainly the widow who was the claimant and I only intend to identify the forms.

10 THE COMMISSIONER: Very well, we will take this.

MR. CHERNIACK: No. 34, Taki Sasaki.

THE SECRETARY: Case No. 832, my lord.

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

MR. CHERNIACK: Might I ask leave to amend this claim only by raising the amount shown as the sales price? It should be $1875.00, and the loss would be $2675.00.

THE COMMISSIONER: --25, isn't it? Did you say $1875.00?

20 MR. CHERNIACK: 18--you were right, $1875.00, $2620.00, my lord.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mrs. Sasaki, I show you a form: Was this prepared at your instructions and in consultation with your son and with Mr. Iwabuchi?

A Yes.

Q Is this your signature? A: Yes.

THE COMMISSIONER: Does the lady wish to sit down?

30 She may do so, if she wishes.

MR. CHERNIACK:Q:Are the contents true to the best of your information and belief? A: Yes, sir.

MR. CHERNIACK: I submit this as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend, my lord, I wouldlike to file the appraisal. There are four of them, one for each lot.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: My lord, I intend to file a rough sketch
10 showing the location of these lots. The sketch was prepared by a son of the witness, and I will call him later as a witness to identify the sketch,,but I thought it would make it clearer for us to put that in. I might file that now and identify it with these witnesses as I call them.

THE COMMISSIONER: Very well.

(SKETCH MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Do I understand from Exhibit 1 that the claimant's entire interest is one-quarter?

20 MR. CHERNIACK: My lord, the claimant is also claiming on behalf of the heirs of the estate who own three-quarters.

THE COMMISSIONER: So all the members, all the representatives of the syndicate, are represented through her?

MR. CHERNIACK: Did you use the word "syndicate", my lord?

THE COMMISSIONER: Yes.

MR. CHERNIACK: No, that is possibly not clear. There was a whole area in which four people are interested, and they had had it sub-divided and this deceased
30 was left with these four lots and for these four lots

he paid $2200.00.

THE COMMISSIONER: I follow you. Then I will have to follow this plan.

MR. CHERNIACK: Lots 6 and 11 you will see they are separated by another lot along there.

THE COMMISSIONER: Is the triangular portion the other lot?

MR. CHERNIACK: The triangular plot does not belong to them. That is part of the other members of the syndicate, and this other plot running along Hamilton Road.

10

THE COMMISSIONER: Yes. Which is --?

MR. CHERNIACK: Lot 6 and Lot 11.

THE COMMISSIONER: Running along the road?

MR. CHERNIACK: Yes, and Lot 1 is running along the irrigation ditch from Hamilton Road to the dyke and Lot 16 is on the other side of the dyke.

THE COMMISSIONER: Lot 16 lies in this direction?

MR. CHERNIACK: That is a little section with the numbers in it.

20

THE COMMISSIONER: At the point.

MR. CHERNIACK: Yes.

THE COMMISSIONER: 1, 2, 3, 4, 5, parcels.

MR. CHERNIACK: Yes. What you have is practically three parcels. Lots 1, 16, 6 and Lot 11. That is not drawn to scale, my lord.

THE COMMISSIONER: No, I appreciate that.

MR. CHERNIACK: Exhibit 1, my lord, gives the information which I have just set out as to the parcels.

30

THE COMMISSIONER: Yes.

MR. CHERNIACK: The area which Mr. Sasaki had bought was something over 5 acres, that is the four lots altogether. At the time of purchase the land had been cleared. They cultivated and planted the whole area and put in about ten mixed fruit trees, installed a water pipe from the water main to the house and you can see that along the irrigation ditch, across Lot 1 from Hamilton Road down to Lot 16 where the house was.

10 THE COMMISSIONER: I think you will not find irrigation ditches in that part.

MR. CHERNIACK: Well this is the water for the house.

THE COMMISSIONER: No, but I think it is a drainage ditch, not an irrigation ditch.

MR. CHERNIACK: I see.

THE COMMISSIONER: That is one place where they have to get rid of the water, not get more.

MR. CHERNIACK: I see, my lord. From Lot 1 to Lot 16. They put in a water pipe insulated at a cost of
20 $40.00 and built a bridge from Lot 6 to Lot 11 in 1929 at an estimated cost of $40.00 and they erected eight ice breaker posts along the side, along each Lot 16 and 11.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The buildings, my lord, are set out according to the lot on which they are situated, starting from 16, Lot 6 and Lot 1, and you will notice that Lot 11, the buildings on that land do not belong to the Sasaki's. They were belonging
30 to the man who rented Lot 11, and in the sale by

the Custodian he sold four together for $2,000.00 and paid the owners of these buildings on Lot 11. Now we have described the buildings, the year built, and the estimated cost, and you will note there that we have bought material which the carpenter will be able to describe, that is Mr. Iwabuchi, and I intend calling him to substantiate this statement.

THE COMMISSIONER: Well, I had perhaps better put it to Government counsel: Are you attacking the figures set out in Exhibit 1?

MR. HUNTER: I don't know, my lord, I may attack them.

THE COMMISSIONER: Well I thought we might dispense with the calling of Iwabuchi because the initial cost of buildings built in 1927, 1928, 1924 and even 1920, is not going to be of a great deal of help to us now.

MR. HUNTER: No, I wish to make my position clear on the chance I shall not attack them, but I don't want to be put in the position that I conceded those are correct.

THE COMMISSIONER: Well it is for you to say. If you want to cross-examine this gentleman who built these buildings 25 years ago.

MR. HUNTER: No, I don't want to be told that I had admitted them. I have no desire to delay things, but I don't wish to be held as having conceded.

THE COMMISSIONER: Well, Mr. Cherniack, will you proceed? That is my effort at saving time.

MR. CHERNIACK: My lord, that is all for this witness.

THE COMMISSIONER: Well, that is all, thank you, Mrs. Sasaki. Bring on your next witness then.

MR. CHERNIACK: Mr. Iwabuchi. Possibly I can shorten this. It will be merely the estimated cost, that is all that he will be able to say.

THE COMMISSIONER: Well, that is the view I had of it. I don't want to bother with the historical interest when you are talking of building a building 20 years old.

10 MR. HUNTER: Well, it is just an opinion?

MR. CHERNIACK: An opinion by the man who built it.

MR. HUNTER: Yes, I will go that far.

THE COMMISSIONER: Well I think you are just as well off with your figures.

MR. CHERNIACK: I only brought him here for the purpose of having him available for cross-examination, if you wanted to.

THE COMMISSIONER: Well I don't think you will need to. You tell the witness, please, Mr. Watson, that we won't require him.

20 MR. CHERNIACK: Hozumi Sasaki.

HOZUMI SASAKI, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Sasaki, you have seen Exhibit 1 which your mother signed of which this is a copy? A: Yes.

Q Was this prepared in accordance with your instructions?

A Yes.

30 Q Do you swear the contents to be true to the best of

your information and belief? A: Yes.

Q What was the condition of this house when you were evacuated? A: Fair.

Q The house was built on a scow, is that right?

A Yes.

Q As a foundation? A: That is true.

Q Mr. Sasaki, I believe that after you returned from overseas, you visited your home?

A Yes, in the spring of1946.

10 Q And you visited these buildings?

A Yes, I did.

Q Now I read to you an excerpt from an appraisal made on the 16th of April, 1945: This is in reference to Lot 16, my lord. It is stated, "The improvements consist of five room dwelling built on an old scow which is rotten and may collapse at any time". What was the condition in that connection when you returned from service overseas?

A At the time I visited it in 1946, the buildings

20 were in fairly good condition.

Q Did you notice any signs of recent repair or alteration? A: Since the evacuation, you mean?

Q Yes, in the interval while you were away?

A No.

Q Were you inside the house? A: Yes, sir.

Q The appraiser goes on to say, "The paper is loose and in some places off". A: When I was in my house there was a party living there and there

30 was no loose paper as far as I could see.

Q Had the paper been replaced since you evacuated?

A Part, yes.

Q Now referring to the appraisal on Lot 6, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The appraiser speaks of the bridge between Lot 16 and Lot 11: Did you see thisbridge at the time you returned from overseas?

A Yes, I did.

Q What was the condition of that?

10 A I couldn't say the exact condition as I did not go over it but it was there.

Q I see. Now there was mention of a bridge between Lot 1 and Lot 16: Did you see that bridge?

A Yes.

Q What was the condition of it at that time?

A Very good. I walked overit.

Q You walked over it? A: Yes.

Q Did it appear to be in good condition at that time?

A There was no shaking whatsoever.

20 Q I would like to point out that there is no mention of the bridge in the appraisals.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Q: Now, witness, the appraisal concerning Lot 1 states, "This property consists of .54 acres all under a high state of cultivation having a frontage of 75.9 on Hamilton Road and a depth of 323 feet to a dyke". What do you say as to the state of cultivation? A: The state of cultivation at the time I visited.

30 Q At the time you evacuated and the time you returned?

A The time I evacuated, the beans were planted, half acre of beans planted. And when I returned in 1946 it was in cultivation. In a state of cultivation, but there were no plants.

Q No plants. Now the total value of the land on the appraisals, witness, shows that Lot 6 is worth $908.00; Lot 1, $100.00; Lot 11,--which is a waterfront lot, is it? A: Yes.

Q $125.00. Lot 16, which is a waterfront lot, is it?

10 A Yes.

Q $100.00. What do you say to those valuations there?

A Well, do you mean --

THE COMMISSIONER: The total valuation is $693.00 for the four lots. Take it at the total.

MR. CHERNIACK: Is that for the lots alone?

THE COMMISSIONER: Well, that is the total valuation of lots and buildings, I think.

MR. CHERNIACK: I think it is $1330.00.

THE COMMISSIONER: Are my figures out? Yes. It is

20 $1693.00 with the buildings.

MR. CHERNIACK: Q: What do you say to that valuation?

A That appraisal was the appraisal given by the Custodian.

THE COMMISSIONER: By Coulthard, Sutherland & Company of New Westminster.

A I would say that that appraisal was very low. For one thing, it must be considered that there were two lots in the waterfront. Waterfront lots, and I am sure the folks back there will agree with

30 me, when I say that they were very valuable.

THE COMMISSIONER: Are you taking into account the shooting rights? You have fairly good shooting on them, don't you? A: Yes.

MR. CHERNIACK: Might I just identify that exhibit I file and I could tie it in. Exhibit 3. Have you seen that paper? A: Yes.

I made a copy of it.

Q Y ou prepared this, and this is as accurate as possible? A: As accurate as

10 I could remember.

Q Yes, thank you.

THE COMMISSIONER: What is a fair average an acre for Lulu Island land? A: Well, Lulu Island is quite a large area and I couldn't say.

Q Take the land in which your mother's property is.

A Well I did not take it on an acreage basis, but see there were four of us in that neighbourhood. We had the same amount of acreage and we estimated the lland itself, 5 acres, at around $3800.00.

20 Q Your own land? A: Yes.

Q How did you calculate that? A: We based it on the purchase price and the opening of the district itself and taking into consideration the great demand that there was for waterfronts in that area.

Q Well that would run to five or six hundred dollars an acre? A: Yes.

Q Is not that fairly high for Lulu Island land?

A I don't think so, taking into consideration it is very close to the city.

30 Q Oh, I know it well. A: And there is

also a highway near.

Q You would have to pay five to six hundred dollars an acre taking all things into consideration?

A Yes.

MR. CHERNIACK: I would just conclude with the reading of the comments on Exhibit 1.

THE COMMISSIONER: I have read them. Yes, Mr. Hunter.

MR. HUNTER: It is submitted that the real property was sold for its fair market value. The official administrator, Mr. Streight, was advised of this transaction and concurred in the sale, my lord.

MR. CHERNIACK: He did more than that. I think he made the sale.

THE COMMISSIONER: Well in the last analysis he would have to in his capacity as administrator.

MR. CHERNIACK: What I mean by that is that the purchaser came to him.

THE COMMISSIONER: Well there would be nobody else who could give title. All right, I have noted your comment, Mr. Hunter.

MR. HUNTER: I don't know whether my learned friend concurs in this letter going in. That is Mr. Streight's. Is Mr. Streight still alive?

THE COMMISSIONER: Yes, he is a comparatively young man.

MR. HUNTER: Well I presume he can be called in Vancouver. I just thought if my learned friend concurs in the filing of it, I will file it.

THE COMMISSIONER: Do you want this letter to go in?

MR. CHERNIACK: If he didn't instigate it, he certainly-- I don't care, my lord.

THE COMMISSIONER: Mr. Streight is a solicitor practising in New Westminster. He is a very responsible persons. He has acted as official administrator for the district for at least ten years.

MR. CHERNIACK: I am assuming that my learned friend is going to call Mr. Streight.

THE COMMISSIONER: Well I will receive the letter for information. And it will be subject to proof at a later date if acceptable.

10 MR. HUNTER: It is a letter from Mr. Streight to the Office of the Custodian, dated May 1st, 1945, and I suggest it need not be taken down as the letter is being filed.

MR. CHERNIACK: I have not got a copy and I would appreciate having it in the record.

THE COMMISSIONER: There is no reason you should not read it into the record.

MR. HUNTER: To the Office of the Custodian in Vancouver, re the estate of Shinosuke Sasaki, for the

20 attention of Mr. K.W. Wright.

"I advertised the property in the above estate, of which I have a 3/4 interest, in the Vancouver Daily Province, calling for Tenders to be submitted by April 20th 1945. I did receive certain bids for certain parcels which did not reach the valuations placed on them and certain parcels would be left unsold. J.D. Inkster, Real Estate Agent, Vancouver, offered to purchase all the lots for $2000 gross after the Tenders were closed. I submitted his

30 offer and individual offers to your office by

personal interview and I recommended at that time that Ernest Franslau and his wife, Mary Franslau, be given the opportunity to purchase all the properties for $2000. cash as they should be given every consideration in that they have a son fighting in the Canadian Army Overseas. Your Mr. Shears and Mr. Wright agree to this and I subsequently consulted the Franslaus.

"I enclose cheque from them for $2000. made payable to the Department of the Secretary of State to purchase all the properties in the estate and that owned by the widow. I would recommend accepting their offer and I suggest a deed be drawn to them as joint Tenants, their address being 1004 West Highway, Queensborough, B.C.

"There, apparently, has been some misunderstanding with the Soldier Settlement Board in that Homey has been ploughing Lots 1 & 6 contrary to any agreement made by this office and under no written authority. Your Mr. Peters can advise you fully on this matter. Kindly advise immediately if the above offer is accepted."

THE COMMISSIONER: Now the property, he accepted the offer for, is the property which is the subject of the claim now before me, is that true?

MR. HUNTER: Insofar as that is concerned, --

THE COMMISSIONER: $2000.00 for his interest or for only three-quarters?

MR. HUNTER: He was recommending, as I understand, from the letter, that an offer of $2000.00 be accepted

for his interest. That is the interest of the widow.

THE COMMISSIONER: I see. That will covers the whole property that we are concerned with?

MR. HUNTER: Yes, my lord.

(LETTER MARKED EXHIBIT NO. 4).

MR. HUNTER: That is Exhibit 4, Mr. Watson?

THE SECRETARY: No. 4.

MR. HUNTER: That offer was accepted, my lord, and that
10 was the sale which was made.

THE COMMISSIONER: Mr. Hunter, what is the assessed value of this now?

MR. HUNTER: Lot 1, my lord,-- I will just check the order of these. This is for 1942, my lord. 1942, Lot 1, for land $135.00, improvements $100.00. Lot 6, land $821.00, improvements $50.00.

THE COMMISSIONER: Yes, $821.00.

MR. HUNTER: Improvements, $50.00. 11, land $90.00, and improvements $750.00. Lot 16, land $90.00,
20 and improvements $1400.00. Total for land $1146.00, total for improvements $2300.00. The total taxes were $51.30.

CROSS-EXAMINATION BY MR. HUNTER:

Q When you went to look at this house, Mr. Sasaki, the one on the scow, did you make a careful and thorough examination thereof?

A I would not say thorough but I was in and around the house.

30 Q Did you look at the foundations?

A I did not go underneath it.

Q You did not actually make a very close inspection?

A Well not close enough to crawl under the foundation and test its support.

Q Well it was from what you could see from standing up and looking at it, I presume?

A Yes.

Q Did you feel around it and that type of thing?

A No, I did not feel around it.

10 Q It was from looking at it you thought it was in fair shape? A: Yes. And I was walking around the house where the verandah and porch were. I would imagine if anything would weaken, it would be the supports around the porch that would weaken first.

Q Well, if this appraiser, Mr.Coulthard, had examined it carefully and made this statement, are you in a position to say that he was wrong?

A Yes, as a matter of fact, while I was in there in

20 1946, I was there on two occasions. I was there alone this time and again with a man from the Custodian's office. I don't know how carefully he made it but I imagine he did look around while he was there with me.

MR. HUNTER: May I have Exhibit 2, my lord. Of the appraisals. Do you know the age of this old scow?

A I could just give you an approximate period when it was built. Say offhand about 1930.

Q He says it is rotten and might collapse at any

30 time: How could you tell it is not rotten if you

don't examine the beams and woodwork?

A Well as I say, the outside around about the house, the supports were not rotten. I mean if they were decaying you could notice especially on cedar posts, you will notice a dark streak.

Q He doesn't say the cedar posts are rotten.

A He says an old scow that is rotten and may collapse.

Q He says built on an old scow which is rotten and may collapse at any time?

10 A The scow is not the only foundation.

Q But I just say how can you say he is not wrong when you did not examine all parts of the scow? This scow we are talking about, not the posts.

A As I say, I did not crawl under the scow to scratch it, to scratch each piece of support or the scow itself.

Q You are merely saying you looked at the cedar posts and they were all right, is that it?

A Yes.

MR. HUNTER: That is all, my lord.

20 THE COMMISSIONER: Any re-examination, Mr. Cherniack?

MR. CHERNIACK: Just briefly.

Q What month in 1946 were you in Vancouver?

A March.

Q March. It was 11 months after the date of this appraisal. Had the scow collapsed?

A No.

Q Now as to Exhibit 4, my lord, may I have Exhibit 4, the letter from Mr.Streight. Could my learned friend confirm that with this letter there were two

30 offers. One through the real estate agent, Mr.

Inkster, and the other from Mr. and Mrs. Franslau, and Mr. Streight recommended these last people should get it because he said their son should be given every consideration because he was fighting in the Canadian Army overseas.

THE COMMISSIONER: I think the record says Mr. Inkster said he would purchase for $2000.00.

MR. CHERNIACK: And there were some other offers? I would like to confirm it for he says, "J.D. Inkster, real estate agent, Vancouver, offered to purchase all the lots for $2000.00 gross after the tenders were closed." And then he goes on to say, "I recommended at that time that Ernest Franslau and his wife be given the opportunity to purchase all the properties for $2000.00".

THE COMMISSIONER: Yes.

MR. HUNTER: We have some offers here, my lord. I see there is one from a man called Frick, for Lots 16 and Lot 1 he offers $400.00.

THE COMMISSIONER: What is the date of that letter of Streight's?

MR. CHERNIACK: May 1st, 1945, sir.

MR. HUNTER: I really know nothing other than what my learned friend can gather from that letter that he recommended that the Franslaus, who had a son in the army, should have their offer accepted.

MR. CHERNIACK: Q: You also were fighting in the Canadian Army? A: Pardon?

Q On May 1st, 1945, were you in the army overseas?

A Yes.

MR. HUNTER: Q: What part of the Army were you in?

A I was in the Canadian Intelligence Corps.

THE COMMISSIONER: Q: You went to the South Pacific?

A The far East, India and other points.

THE COMMISSIONER: Now, that is all, Mr. Sasaki.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

10

H.M. Langfield

"H.M. LANGFIELD"
Official Reporter.

20

30

Case 832 NOV 28 1947

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

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

1516 ACKNOWLEDGED

34 Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim: On behalf of myself and children (Heirs to my husband's estate.)

(1) NAME SASAKI (Print) Surname TAKI Given Name (RCMP) Reg. No. 08340

(2) Pre-Evacuation Address Dyke Road, East Richmond, Lulu Is. , B.C.

(3) Present Address 12 Dundurn Place, Winnipeg, Man.

(4) REAL ESTATE

(a) Street Address (if any) Dyke Rd. East Richmond, Lulu Is., B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lots 1, 6, 11, and 16, Sections 1 and 2, Block 4, Map 3537, Municipality of Richmond

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

(i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) $\frac{1}{4}$ interest (~~1/12~~ my original interest) and balance in name of deceased husband Shinnosuke Sasaki on behalf of whose heirs I am claiming

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $ amended
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4,500.00
(v) Amount at which Custodian sold property and credited your account - - $ 1875 ~~1,364.05~~
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~3,135.95~~ 2625

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

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

(c) How stored or packed at time of evacuation

(over)

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

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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) - $ ~~3,135.95~~ 2625

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

(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 Manitoba)
TO WIT:)

I, Taki Sasaki of the City
of Winnipeg in the Province of Manitoba
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 Winnipeg)
in the Province of Manitoba)
this 25th day of November)
A.D. 1947.) A Commissioner &c.

T. Sasaki

Pearl Rosenberg

A COMMISSIONER FOR OATHS
MY COMMISSION EXPIRES Jan 16/49

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.

_____

_____

_____

_____

T. SASAKI for self & Estate of Shinnosuke Sasaki
(Claimant's Name)

REAL ESTATE
(Farm Land)

08340
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared nil ~~Cultivated not planted~~ Cultivated and not in crop List Crops Strawberries 2 acres Black currants 2 acres Beans ½ acre balance clear	over 5 acres	1920	Mr. Gilley-bought by a syndicate of 4 people of whom deceased was one and then equally divided. Our share was $2200 for this piece of land		cleared	none	land and improvements $4500
Total							

EXHIBIT No. 832-1
DATE 13 apl 1948
FILED BY R. M. Chernach

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

Description	When Made	Cost
cultivated and planted whole area		
planted about 10 mixed fruit trees		
installed water pipe from water main to house distance 323 feet.		
built bridge from lot 1 to lot 16, cedar post support with waterpipe insulator - 1938 estimated cost $40.00		
built bridge from lot 6 to lot 11, cedar post support about 20 ft. long - 1928 estimated cost $40.00		
erected 8 ice breaker posts, replaced from time to time.		

BUILDINGS

	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
Lot 16.	House	1½ storey 18 x 48, 6 rooms	frame on cedar posts, exterior cedar siding, interior mainly V joint, balance shiplap papered. foundation on scow well supported by cedar posts		about 1920 in 1927, 2 rooms were added to original house. In 1939 roof was reshingled		Bought material & built by S. Iwabuchi, Carpenter		$1000
	Net house	18 x 48	frame on cedar posts, shiplap finish, ½ of roof, corrugated steel.		1930	"	"	"	$ 300
	Bath house	10 x 8	frame on posts.		1937	"	"	"	$ 100
	Storage and sleeping house	20 x 10	frame on posts with shiplap and V joint finish		1924	"	"	"	$ 160
Lot 6.	shed	14 x 16	frame on posts, shingle sides		1931	"	"	"	$ 25
	shed	14 x 16	frame on posts with shiplap		1928	"	"	"	$ 90
Lot 1.	Garage	16 x 18	frame on posts		1927	"	"	"	$ 150
	2 chicken houses	10 x 18 each	frame on posts one with floor		1924	"	"	"	$ 175
								Total -	$2000

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

Lot 11. Buildings erected by and belonging to Kanegawa.

COMMENTS RE APPRAISER'S REPORT NOT COVERED BY ABOVE INFORMATION: Lots 16 & 11, although small were excellent water front lots and the appraiser ~~[illegible]~~ does not take into account the great demand for these lots. The appraiser neglects to mention a few of the buildings and the excellent bridge between lots 1 and 16. The buildings were in fairly good condition at the time of evacuation. The land is almost completely surrounded by irrigation ditch.

COMMENTS: The land was excellent for small fruits and was conveniently located, being on a good harbour on a Fraser tributary and being 4 miles from New Westminster. I consider the appraisals & sale price too low and that the fair market value at date of sale was at least $4500.00

T. Sasaki
Signature

COULTHARD SUTHERLAND & CO.? LTD

EXHIBIT No. 832-2
DATE 13 Apl 1948
FILED BY
J.W.G. Hunter

609 Columbia Street,
New Westminster, B.C.

Re File 1516 & 13808

K.W. Wright Esq.,
Counsel to the Custodian,
509 Royal Bank B uilding,
Vancouver, B.C.

Dear Sir,

ReLots 1,16,11 and 16, Secs 1 add 2 B.4.N.R.
4 W. Map 3537,N.W.D.

As requested in your letter of April 10th, we have made a careful inspection of the above property and report values as follows-

Lot 1

This property consists of .54 acres all under a High state of cultivation having a frontage of 75.9 on Hamilton Road a depth of 323 feet to a dyke. The only improvements are an old garage 16 x 18.

Land	100.00
Old Garage	25.00
	125.00

Yours very truly,

COULTHARD SUTHERLAND & CO.Ltd.

"F.H.Coulthard.

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

May 28th 1948

F.M.

COULTHARD SUTHERLAND & CO. LTD

609 Columbia Street,
New Westminster, B.C.

April 16, 1945

File No. 1516 &13808
Evacuee Section

K.W.Wrigt Esq.,
Counsel to the Custodian,
509 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re Lot 1,6,11, and 16 Secs 1 & 2 B.4.N.R.4.W.
Map 3537 NW.D

As requested in your letter of April 10th. we beg to report as follows re the above-

Lot 6 - consists of 4.54 acres having a frontage of 170' on the dyke, a depth of 878.5' and 146.2 on C.N. Right of way at rear. Soil good clay loam all under cultivation of which approximately 2 acres are in black currants, which appear to not be in a healthy condition, due to lack of cultivation and care. The only improvements being an old dilapidated shed 14 x 16'. The bridge giving access to the land from the dyke is not passable, having collapsed entirely.

Land	$908.00
Building	25.00
	$ 933.00

Yours very truly,

Coulthard Sutherland & Co.Ltd.,

"F.H.Coulthard"

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

May 28th 1948

F.M.

attached to Exhibit 832-2

COULTHARD SUTHERLAND & CO. LTD

609 Columbia Street,
New Westminster, B.C.
April 16th 1945.

Re: File 1516 & 13808

K.W. Wright Esq.,
Dounsel to the Custodian,
509 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re Lots 1, 6,11, and 16, Secs 1,2,B.4,N.R. W.
Map 3537 N.W.D.

As requested in your letter of the 10th inst., we beg to report on Lot 11 as follows:-

Lot 11 -

This is a small parcel outside the dyke, having a frontage of 158' on Annacis Slough by a depth of 69.6' to dyke. Improvements consist of boat building shed 30 x 32 part of which has been used for living quarters. There is also a lean to of two rooms.
The garage is 10 x 12' and a chicken house 16 x 10'. All these buildings are in a deplorable condition and of the cheapest possible construction and material and should be demolished.

Land	125.00
Buildings	125.00
	$250.00

Yours very truly,

Coulthard Sutherland & Co.Ltd.,
"F.H. Coulthard.

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

May 28th 1948

F.M.

Attached to Exhibit 832-2

COULTHARD SUTHERLAND & CO. LTD.,

609 Columbia Street,
New Westminster, B. C.

April 16, 1945

Re File 1516 & 13808
Evacuee Section

K.W.Wright Esq.,
Counsel to the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re: Lots 1,6,11,16, Secs 1 & 2
Blk 4 N.R. 4 W. Map 3537 N.W.D

As requested in your letter of the 10th inst., we beg to report on Lot 16 as follows:

Lot 16 - Land is outside the dyke with a frontage on Annacis Slough of 98' depth of 51' to dyke.

Improvements consist of 5 room dwelling built on an old scow, which is rotten and may collapse at any time. A portion of it is on light cedar posts, tin chimney, exterior shiplap, interior shiplap, which has been papered. The paper is loose and in some places is off. There is electric light, no plumbing. The net house on the river bank is 18 x 48' roof is poor condition, foundation of light cedar posts, sides of shiplap, weather beaten and cracked, no doors or windows, just openings. Bath house 10 x 8', chicken house 20 x 10' old shed 16 x 14' of no value.

Land	100.00
Dwelling	200.00
Net house	50.00
Bath House	10.00
Chicken house	25.00
	$ 380.00

Yours very truly,

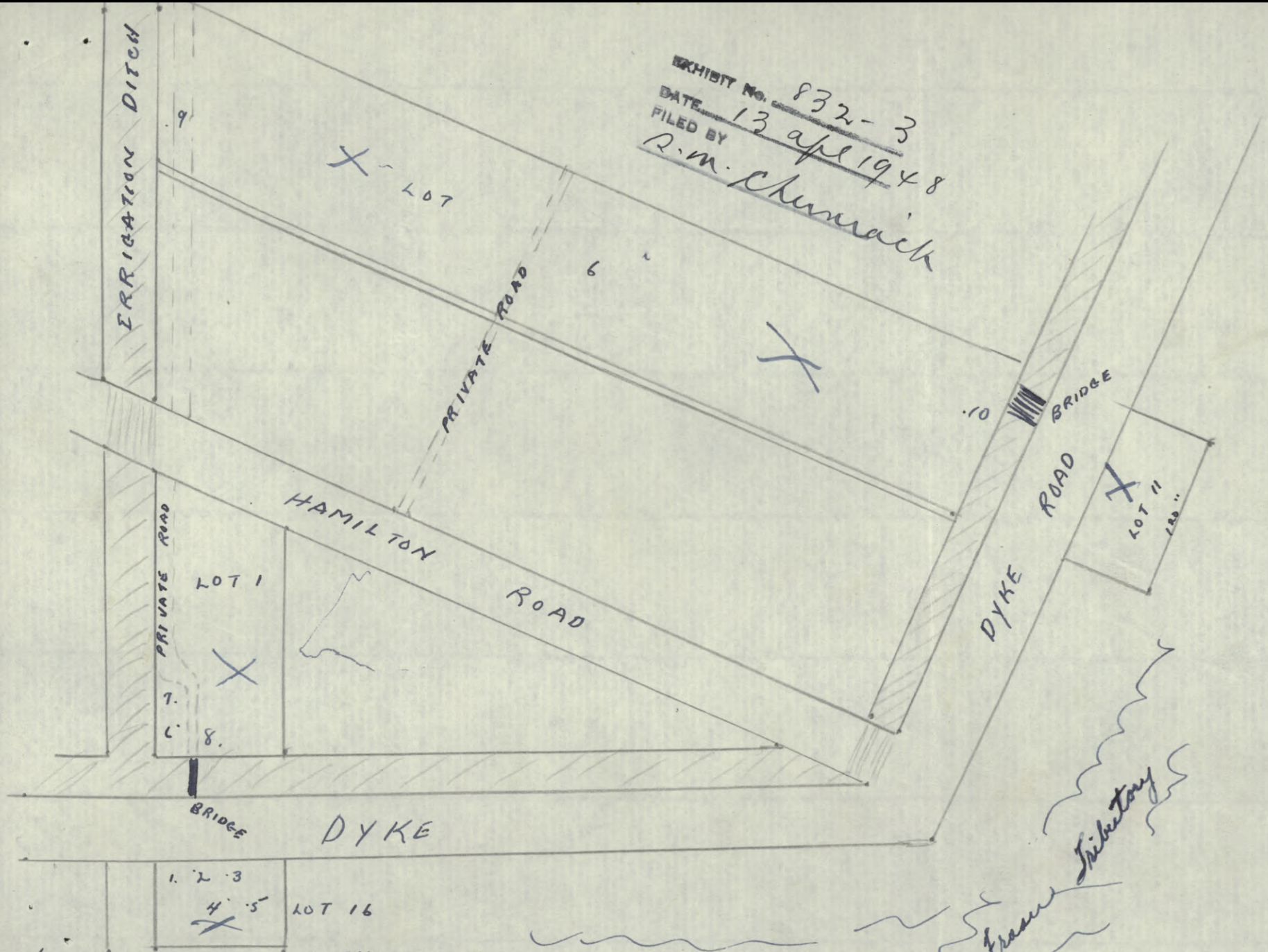
Coulthard Sutherland & Co.Ltd.,
"F.H.Coulthard"

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

May 38th 1948

[illegible]

EXHIBIT No. 832-3
DATE 13 apl 1948
FILED BY
R. M. Chumack



1. WOODSHED
2. STORAGE SHED
3. HOME
4. BATH HOUSE
5 NET HOUSE
6. CHICKEN HOUSE
7. GARAGE
8. ROOT HOUSE
9. PACKING HOUSE
10. " "

832 - 4

EXHIBIT No.
DATE 13 Apl 1948
FILED BY J.W.G.Hunter

J.M. STREIGHT
OFFICIAL ADMINISTRATOR

405 Westminster Trust Building
New Westminster, B.C.

May 1st 1945.

Office of the Custodian,
509 Royal Bank Bldg,
Vancouver, B. C.

Att: Mr K.W.WRIGHT

Re: Estate of SHINOSUKE SASAKI deceased
Your file 13808 - 1516

Dear Sir:

I advertised the property in the above estate, of which I have a 3/4 interest, inthe Vancouver Daily Province calling for tenders to be submitted by April 20th 1945. I did receive certain bids for certain parcels which did not reach the valuations placed on them and certain parcels would be left unsold. J.D.Inkster, Real Estate Agent, Vancouver, offered to purchase all the lots for $2000 gross after the Tenders were closed. I submitted his offer and individual offers to your office by personal interview and I recommended at that time that Ernest Franslau and his wife Mary Franslau, be given the opportunity to purchase all the properties for $2000. cash as they should be given every consideration in that they have a son fighting in the Canadian Army Overseas. Your Mr Shears and Mr Wright agreed to this and I subsequently consulted the Franslaus.

I enclose cheque from them for $2000. made payable to the Department of the Secretary of State to purchase all the properties in the estate and that owned by the widow. I would recommend accepting their offer and I suggest a deed be drawn to them as Joint Tenants, their address being 1004 West Highway, Queensborough, B.C.

There, apparently, has been some misunderstanding with the Soldier Settlement Board in that Homey has been ploughing Lots 1 & 6 contrary to any agreement made by this office and under no written authority. Your Mr Peters can advise you fully on this matter. Kindly advise immediately if the above offer is accepted.

Yours very truly,

"J.M.Streight"

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

May 29th 1958

F.M.