Name of Claimant SASAKI, Shusai Case 854

Custodian File 5963

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% 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		
		525.00 1800.00 800.00 600.00 565.00	429.00	26.25 90.00 40.00 30.00 28.25 62.50	1366.		842.52					842.50 706.00

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
300.00	75.00							75.00

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	1623.50

CASE NO: 854.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 17th, 1948.

IN THE MATTER OF THE CLAIM OF

SHUSAI SASAKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 854.

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 17th, 1948.

IN THE MATTER OF THE CLAIM OF

SHUSAI SASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
H. SHIGARU, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

MR. CHERNIACK: My lord, I ask leave to amend. Your Lordship will notice the sheet attached to the printed form. The parcels are all shown there, and I will give you the amendments on each parcel separately, my lord. I believe the reference to parcel 1 is at the foot of that page, is that correct?

THE COMMISSIONER: Yes, I think it must be so.

MR. CHERNIACK: That parcel 1 is lot 4, section 1, block 4 north.

10 THE COMMISSIONER: There is no description here. Lot 4, section 1, block 4 north?

MR. CHERNIACK: And range 4 west, map 4193. Just to make certain, my lord, -- I have a handwritten copy-- is that the one that shows the market value at $5,000.00 and the credit at $1265.00?

THE COMMISSIONER: That is correct.

MR. CHERNIACK: For that the market value is $3500.00, credit, $1366.00, loss $2134.00. Your Lordship will also note a mention there of certain taxes, the double payment of 1942 taxes.

20

THE COMMISSIONER: Yes.

MR. CHERNIACK: As I understand it, my lord, the claimant contends that the Custodian charged him twice for the taxes, and I have only mentioned it. I am not claiming it. I have mentioned it so that in due course the Custodian can check it.

THE COMMISSIONER: That will be an accounting adjustment.

MR. CHERNIACK: Parcel 2, my lord, is withdrawn.

THE COMMISSIONER: That is withdrawn, parcel 2.

30 MR. CHERNIACK: Yes. That is 434 West 2nd Avenue,

Vancouver, that is being withdrawn.

THE COMMISSIONER: The claim is withdrawn.

MR. CHERNIACK: Yes, my lord. Parcel No. 3 is as shown $2000.00, the credit for the gross sale is $525.00 and the loss is $1475.00.

Parcel No. 4, value $3500.00, gross credit $1800.00, loss $1700.00.

Parcel 5, the market value $1300.00, gross credit $800.00, loss $500.00.

10 Parcel 6, value $1100.00, gross credit $600.00, loss $500.00.

Parcel 7, market value $1000.00, gross sale $565.00, loss $435.00.

On the chattels, my lord, the claim as to furniture and fixtures is being withdrawn and only the truck remains. The market value is $500.00 on the truck. The gross sale was $300.00 and the loss is $200.00.

Would your Lordship like the total of the loss?

20 THE COMMISSIONER: Yes, I would be glad if you would give it to me.

MR. CHERNIACK: Well the real estate total loss comes to $6744.00.

MR. HUNTER: Is that for both real and personal?

MR. CHERNIACK: No, only the real. The personal is $200.00, making a total loss of $6944.00.

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

DIRECT EXAMINATION BY MR. CHERNIACK:

30 Q Mr. Sasaki, I show you 7 typewritten sheets. Were

these sheets prepared on your instructions and in consultation with your daughter?

A Yes.

Q Are these your signatures (indicating)?

A Yes .

Q Do you swear the contents to be true to the best of your knowledge, recollection and information?

A Yes.

MR. CHERNIACK: I file these as Exhibit 1, my lord. I have stapled them altogether and they represent the six parcels claimed and the truck.

THE COMMISSIONER: You include the truck?

MR. CHERNIACK: I have stapled them together. I can separate them, if you wish.

THE COMMISSIONER: No, that is all right.

(STATEMENTS MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend, my lord, I file the appraisals and valuations for all parcels. I think I ought to file these as separate exhibits, my lord.

THE COMMISSIONER: Since you filed the statements as Exhibit 1, you might as well file those as one exhibit.

MR. CHERNIACK: Very well, my lord. Then I file on behalf of my learned friend as Exhibit 2 the valuations and appraisals for one, 3, 4, 5, 6, and 7 as one exhibit.

(APPRAISALS MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Just before you leave Exhibit 1, I notice that you show land and improvements

valued at $3500.00. These are costs in the lower column?

MR. CHERNIACK: Yes.

THE COMMISSIONER: Your claim, therefore, is for $3500.00.

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Very good.

MR. CHERNIACK: Parcel 1, my lord, is the farm land on which the claimant and his family resided. The claimant sets out that this was purchased in 1930 from a Mr. Cunning for $2000.00 at which time all the property was cleared except the one-half acre which is outside of the dyke. This is a property on the Fraser River, my lord. The claimant cleared that one-half acre which is outside of the dyke and planted 12 mixed fruit trees. He sets out all the land, somewhere around 5¼ acres was in crop, and then he sets out a full description of the houses, the dates when they were built and the approximate cost of same. The house, Your Lordship will note, cost approximately in the claimant's estimation $2500.00. The appraisal on Exhibit 2 values the house at $300.00, states it is habitable and the packing houses and the packing sheds at a total of $375.00 for an addition of $225.00 value to the land. The comment in Exhibit 1 on the appraisal states, "The appraiser ignores the last mentioned buildings, 3, 4, and 5." The buildings were built from 1930 to 1933 at an estimated cost of a thousand dollars. He states

the buildings were built 10 to 13 years prior to evacuation and not 20 years as stated in the appraisal. He disagrees that the condition of the buildings were poor. He states he lived there for over 10 years, "and my family and I kept it in a good state of repair". He agrees the soil is of good type and very fertile. "In view of this I don't understand why he says it has no agricultural value. My crop was always excellent". The
10 appraiser states on page 3 of the appraisal, my lord, that this land has no agricultural value. The appraiser sets out, "This is a five acre holding, including approximately half an acre situated outside of the dyke; this land has no agricultural value, but makes a fair building site with river frontage which makes suitable anchorage for fishing boats."

THE COMMISSIONER: Q: Which side of the Fraser is it? Is it on the south side?

20 THE INTERPRETER: I know that place, it is on the north side.

THE COMMISSIONER: Ask him on which side of the Fraser is the farm land.

MR. HUNTER: I think if you read the next sentence, my lord, it will be seen he is only referring to the land outside of the dyke.

THE COMMISSIONER: Q: Are you having some difficulty, Mr. Interpreter? A: He says it is on the south side.

30 MR. CHERNIACK: My lord, the diagram would indicate it is

on the north side.

THE COMMISSIONER: Yes, it does. Can the lady with you help us?

MR. CHERNIACK: She is under the impression it is south as well, my lord.

THE COMMISSIONER: Is it on the Westminster side or on the Port Mann side?

MR. CHERNIACK: I am informed it is on the same side of the river as New Westminster.

10 THE COMMISSIONER: Then it is on the north side.

MR. CHERNIACK: My learned friend has pointed out that the appraiser states in his appraisal following what I have just finished reading, "The soil on the arable land is of good type and appears to be in a good state of fertility. It is practically all planted in black currants which are in full bearing and appear to be in a healthy state." It would appear, my lord, that his reference to "no agricultural value" was only to that portion

20 outside of the dyke.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The comment on Exhibit 1 goes on to say that this property is close to New Westminster, and according to the appraiser it is 2½ miles from New Westminster and has direct access to Dyke Road. He considers the fair market value at the date of sale to be at least $3500.00 and states that in 1941 Nelson Brothers Packing Company offered him a thousand dollars for the half acre outside

30 of the dyke and when he refused they leased the

adjoining property.

Proceeding to parcel 3, my lord, this is a vacant lot on Powell Street in Vancouver. The size of the lot, my lord, is 25 x 122 leading to a 20 foot lane. This lot is fully described in the appraisal filed as Exhibit 2, my lord. The claimant states he purchased it about 1913 for $10,000.00.

THE COMMISSIONER: Obviously he bought the lot at the peak ofthe boom.

10 MR. CHERNIACK: Yes. That is the case, my lord. That is why he estimated it at the date of sale at $2000.00. He considers that the appraisal at $400.00 is very much below the fair market value and gives its location as on Powell Street and an excellent building lot.

MR. HUNTER: Now, my lord, we have a summary here of the real property sales and assessments and so on. I think possibly it would be of help while my friend is going over it if it were before you.

20 MR. CHERNIACK: I have no objection, my lord.

THE COMMISSIONER: There is not much more to be said on the lot. It is a straight question of value.

(LETTER MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Parcel 4, my lord, is a duplex property in New Westminster, 221-223 Ewen Avenue. This lot which is 66 x 157 was purchased in 1930 as vacant land for $500.00. The claimant erected a duplex house described in the upper portion of the statement and completed it in the spring of

30 1942. He hired labour and bought materials, and

the approximate cost is about $2500.00. He sets out he believes the appraisal to be much below the fair market value and states that the building was just being finished at the time of evacuation. One flush toilet was installed for the joint use of the two suites. He states, "It was my intention to complete with bath accommodation. When I was evacuated, both suites were rented at $15.00 per month each. This was a new house and its erection enhanced the value of the land. I am basing my claim on actual cost to me plus a modest increase for profit on investment. I believe that this property should at least have been worth the sum of $3500.00 for sale purposes."

Your Lordship will note on the exhibit that the appraisal made on April 26th, 1944, by the Westminster Trust Company, describes the property and in the lower right hand corner shows the value at $2400.00. Attached to that, my lord, is a letter from the Westminster Trust Company dated June 9th, 1944, which sets out that the company on checking its notes re the valuation of this property have discovered a typographical error and state further that the valuation should read $1850.00, my lord, and they request that that figure be changed. I need only point out that this typographical error consisted of three out of four figures being wrong, and in view of the fact that this letter dated June 9th states,

"We are extremely sorry this error has inconvenienced you". I would ask my learned friend if he has any further correspondence with the Westminster Trust Company in connection with this valuation.

MR. HUNTER: What is the date of it again?

MR. CHERNIACK: The original valuation was April 26th, 1944, and the change was June 9th, 1944. While we are waiting for that, my lord, I might say and I think my learned friend will confirm it, that five tenders had been received prior to June 9th, the date of the correction.

MR. HUNTER: I can confirm, my lord, that there were other offers. On April 29th, there was an offer of $1275.00, on the 27th there was an offer of $750.00, on the 26th there was an offer of $1200.00, and sometime in September there is an offer of $250.00 which seems slightly low. That is 1943. On the 26th of April again there is an offer for $955.00, on April 24th there is an offer of $1425.00, and on June 28th there is an offer of $1800.00 which was accepted.

THE COMMISSIONER: This is June of what year?

MR. HUNTER: Those are all in 1944, my lord, except the very low one, which was in 1943.

THE COMMISSIONER: Yes, Mr. Cherniack.

MR. CHERNIACK: I am just waiting, my lord, to see if there is any further correspondence.

MR. HUNTER: There doesn't seem to be any, my lord. There was probably a 'phone call.

THE COMMISSIONER: The fact remains that such bids were

made and the highest was ultimately accepted.

MR. HUNTER: Yes, my lord.

MR. CHERNIACK: In connection with that, my lord, the final offer which was accepted refers to previous correspondence between the Custodian and the agent for the purchaser. May that be produced, my lord.

MR. HUNTER: A letter of the 28th of June, 1944.

THE COMMISSIONER: When these properties were offered for sale, as I understand it first an appraisal was made at a certain figure; the Custodian declined to deal with the property at all, except at the appraised figure or a higher price, and when he ultimately, in this instance after 2 years, received a higher offer, he sold at that price.

MR. CHERNIACK: In this case he sold at $50.00 less than the amended price.

THE COMMISSIONER: You are referring to Ewen Avenue?

MR. CHERNIACK: The duplex.

MR. HUNTER: The highest offer we got was $50.00 below the appraised price or value and we sold it.

THE COMMISSIONER: That is about as much as you can get.

MR. CHERNIACK: You see, I have had discovery of certain documents, but only those which the Custodian gave me. There is reference to some other correspondence which I haven't seen.

MR. HUNTER: I think this is probably the letter which my learned friend desires, although it says the 16th rather than the 19th.

MR. CHERNIACK: My lord, I produce from the Custodian's

file a letter dated the 16th of June, 1944, from the Custodian addressed to K.K. Reid, Limited, or I should say a carbon copy of the letter. The letter reads, "As arranged with you when you interviewed the writer in our office recently, we have had the valuation on the above property reviewed and we are now prepared to consider an amount of not less than $1800.00 for the above property. This is still considerably in excess of the
10 previous offers of your clients. We also have offers from other parties on this property and we are submitting to them our revised valuation. If your clients wish to submit further bids along the lines mentioned subject to prior sale, and other bids which may be received, we will be pleased to consider same".

THE COMMISSIONER: I do not know that there is any need to file the letter. It has been read into the transcript now.

20 MR. HUNTER: Similar letters were written, my lord, to other tenderers.

MR. CHERNIACK: Then possibly, my lord, I could either file or read into the record the offer which was finally accepted and which refers to this matter.

THE COMMISSIONER: Yes, if you have it there.

MR. CHERNIACK: This is a letter, my lord, addressed to the Custodian from K.K. Reid, dated June 28th, 1944. It refers to this property and states, "Following your letter of the 19th, our client"--
30 the 19th, my lord, my learned friend indicates pro-

bably meant the 16th, "--our client has now advised us he is prepared to pay $1800.00 cash for the above property.

"Kindly advise if this is now acceptable, and if so do you wish a cheque for the full amount at this time?"

Can I ask my learned friend, my lord, if this man, Earle, was the tenant of the property?

MR. HUNTER: I don't know, my lord. I will have to look that up. I can't find his name. There were various tenants from time to time. Cartwright and Ewart were tenants.

(LETTER MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Parcel 5, my lord, is a residence property at 542 Ewen Avenue in New Westminster. The property was purchased as vacant land in 1933 for $300.00. The claimant erected a house consisting of six rooms, no bath, but with a flush toilet, at an estimated cost of a thousand dollars. The locality he states is fair. His comment is, "The appraiser fails to say that a flush toilet was installed. I believe that there was a total of four rooms downstairs and two upstairs. Appraisal states only four rooms. The house was in quite fair condition and was certainly not in poor condition when I was evacuated. In my opinion the appraisal at $800.00 is not representative of the market value." Then he states "This property returned a revenue of $12.00 per month and it was always occupied during my owner-

ship. I believe that it was worth at least $1300.00 at a fair market value at the time of sale by the Custodian."

In this connection, my lord, you may note that the appraisal by the Westminster Trust Company referring to this property has opposite the word "toilet" they had "yes" and it was erased. The claimant states there was a flush toilet, and I think he said in a separate building.

10 THE COMMISSIONER: There is no erasure on the exhibit that I have before me.

MR. CHERNIACK: I would like to check that, my lord, if I may. It is 542 Ewen Avenue.

THE COMMISSIONER: What is the number of the parcel?

MR. CHERNIACK: Parcel 5. It is there.

THE COMMISSIONER: Yes. I was looking at the wrong one apparently.

MR. CHERNIACK: Proceeding to parcel 6, my lord, this also is a property on Ewen Avenue, 1026 Ewen Avenue, New Westminster, which was purchased for

20 $500.00 in 1936, with a building on the lot. The claimant erected a lean-to with the house in 1936 and repaired the house, estimating his cost at that time at $200.00. In addition, my lord, he states he erected a two room cabin in 1936, frame, shingle roof, two rooms at a cost estimated at $300.00 and he sets the total value at the date of sale at $1100.00. He comments that he disagrees that the condition of the erections were

30 very poor. "They were in quite fair condition

at the time I was evacuated" .

THE COMMISSIONER: There is one noticeable feature about all these properties; it appears to me that the Custodian had considerable difficulty finding a purchaser for them at any price. He appears to have been struggling to sell them from 1943 on.

MR. CHERNIACK: We have no record of what the struggle consisted of, my lord. We only know of the date it was sold.

10 THE COMMISSIONER: Yes, but you have ample evidence of the difficulty in selling them from the fact that the offers received in the earlier stages were so much below the appraised value.

MR. CHERNIACK: That was in connection with one property, my lord. Possibly I might say at this time, my lord, that I assume in due course we will argue before your Lordship the method used and its effect on fair market value of sale. I am not prepared to do that now.

20 THE COMMISSIONER: No, I do not want to hear you now.

MR. CHERNIACK: No, but I am indicating that that probably will be gone into very fully at a later date. In connection with parcel 6, my lord, I would like to point out that since my learned friend has filed his memorandum, he makes the statement that vacant land in New Westminster may be purchased from the city for approximately one-half its assessed value. If he makes that statement, I think I can make my statement that the experience

30 in Winnipeg is that the municipalities sell these

things at less that the assessed value on the understanding there will be buildings on it and it will prove a greater revenue bearing property for the city.

THE COMMISSIONER: Statements such as that are not proved before me.

MR. CHERNIACK: This may be taken as an indication for Mr. McMaster to carry it further.

Parcel 7, my lord, is a lot and building at 233 Ewen Avenue. Your Lordship will notice that this was purchased in 1913 at a cost of $10,000.00. I would like to explain, my lord, that at that time there was a large building on the premises in addition to the present building, and shortly after evacuation at the request of the city, this building was torn down. The claim is not being made for that building, my lord. So that reference is only made to the remaining building which was an eight room house. The claimant values this property at a thousand dollars. He agrees that this house which remains on the property was old but he states he kept it in repair and it was quite habitable. It was rented at $4.50 per month. He states, "When I was evacuated I believe that the valuation at $500.00 is considerably below a fair market value." Obviously that is a typographical error. The comma after "per month" -- there should be a comma after "per month" and not a period. Does your Lordship follow that?

THE COMMISSIONER: Yes.

MR. CHERNIACK: The comment goes on, my lord, "I have instructed my solicitor to revise my claim, abandoning any claim in respect of the rooming house on the front portion of this land, which I am advised was condemned and demolished. I am, therefore, claiming only on the basis of the land and the house on the rear of the lot. This is a very good lot, wide frontage, and most eligible for building purposes. I believe that the property and building as constructed at the time of sale by the Custodian, would be worth at least a thousand dollars."

Proceeding now to the claim for the truck, my lord, I would ask my learned friend to file the R.C.M.P. receipt and the appraisal.

MR. HUNTER: I am afraid we haven't those, my lord, just a memorandum about the appraisal and sale.

THE COMMISSIONER: You might read that into the record for your friend's information.

MR. HUNTER: It refers to Sasaki, Shusai, article, truck; description, 1937; Ford, light delivery No. & T-77, licence number 1942, CY-432, appraised value $320.00, sold to Cyril T. Pitt, September 8th, 1942, selling price $300.00.

MR. CHERNIACK: May I ask my learned friend who the appraiser was and whether he intends to produce him.

MR. HUNTER: We do intend to produce him, my lord. I think the odds are all in favour of it being

McDermott, but we have nothing on file at the moment. They were kept on separate files and pulled off.

MR. CHERNIACK: This completes the presentation, my lord. I might say the claimant's daughter who is here in Court could be called to confirm that these statements were prepared with her assistance on the basis of her recollection as well as that of her father.

THE COMMISSIONER: Well, we have that from the claimant himself.

MR. CHERNIACK: Yes. I thought if my learned friend has difficulty with the claimant, I would tell him now that he can question the daughter.

THE COMMISSIONER: It is not so much a matter of cross-examination. It looks like a matter of value.

MR. HUNTER: Yes, I think so, almost entirely.

It is submitted that these real properties were sold for their fair market value, and the vehicle was sold for its fair market value.

In regard to parcel 7, my lord, although my friend has not made any claim for the front building, it was torn down. Possibly it is a matter for argument but if I might say at this point it was upon the instructions of the building department, backed up by the health department, backed up by the Provincial Fire Marshall, that this was torn down.

THE COMMISSIONER: All right. That is all, Mr. Sasaki.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 854 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.

ACKNOWLEDGED

S-963

33

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

(1) NAME SASAKI (Print) Surname Shusai Given Name (RCMP) Reg. No. 08401

(2) Pre-Evacuation Address Dyke Rd., Richmond, B.C.

(3) Present Address 627 Pacific Ave., Winnipeg, Manitoba.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
Parcel #1: Lot 4, Sec. 1, Blk. 4 N. Range 4 W Map 4193
Parcels 2,3,4,5,6 and 7 per attached list.

(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) Real Estate

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $
(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) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - as per attached list - - - - - - - - - - - - $ 21,425.99
(v) Amount at which Custodian sold property and credited your account - - $ 6,734.66
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 14,691.33 6744

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Truck left at Hastings Park., Furniture, fixtures and tools left at Dyke Rd.

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

(c) How stored or packed at time of evacuation Left furnished

(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") Custodian's care

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

		Am't rec'd	Loss
1.	Furniture and fixtures (as per custodian's statement dated August 11th., 1944) Estimated Value $		
2.	Estimated Value $	~~240.00~~ ~~89.65~~	~~150.35~~
3.	Ford Delivery Truck Estimated Value $	500.00 ~~222.79~~ 300	~~277.21~~ 200
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 $ 377.56

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) - $ 15,068.89

(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, Shusai 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 15th day of November A.D. 1947.

S. Sasaki

Samuel A. Sandor
A COMMISSIONER FOR OATHS.
MY COMMISSION EXPIRES DEC. 16TH, 194
A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

	Est. Mkt. Value	Amt. Rec.	Loss
Parcel 2 Sold Dec. 1 -- 1942			
Lot 4, Blk. 6, Dl. 302, 434 W. 2nd Ave., Vancouver, B. C.	Withdrawn	~~1442.77~~	~~2057.23~~
Parcel 3 Sold August 10 -- 1944			
600 Blk. Powell St., Vancouver, B. C.	2000.00 ~~3000.00~~	525 ~~502.69~~	1475 ~~1497.31~~
Parcel 4 Sold August 21 -- 1944			
1/32/A/757/2671 221 - 3 Ewen Ave., New West., B.C.	3500.00	1800 ~~1717.30~~	1700 ~~1782.70~~
Parcel 5 Sold November 7 -- 1944			
2, N½ 24/ 757/ 2562 542 Ewen Ave., New West., B. C.	1300.00	800 ~~760.72~~	500 ~~539.28~~
Parcel 6 Sold March 21 -- 1945			
7 Pt. W½ 19/ 757/ 2778 1026 Ewen Ave., New West. B. C.	1100.00	600 ~~553.20~~	500 ~~546.80~~
Parcel 7 Sold August 14 -- 1945			
1/ 31/ A/ 757/ 2904 233 Ewen Ave., New West., B. C.	1000 ~~5000.00~~	565 ~~492.98~~	435 ~~4507.02~~
4 / sec 1 Tp 14 Range 4 W.			
Parcel 1 Description As per form	3500 ~~5000.00~~	1366 ~~1265.00~~	2134 ~~3735.00~~
Parcel 1 Taxes paid twice in the year 1942. one year refundable from purchaser ~~28.99~~			~~25.99~~
Total	$ ~~21,425.99~~	$ ~~6,734.66~~	$ ~~14,691.33~~ 6744

Parcel 2	Sold Dec. 1 -- 1942	Est. Mkt. Value	Amt. Rec.	Loss
Lot 4, Blk. 6, Dl. 302, 434 W. 2nd Ave., Vancouver, B. C.		$3000		
Parcel 3	Sold August 10 -- 1944			
300 Blk. Powell St., Vancouver, B. C.		2000.00	545	
Parcel 4	Sold August 21 -- 1944			
1/32/1/121/2871 281 - 3 Burrard Ave., New West., B.C.		3500.00	1800	
Parcel 5	Sold November 7 -- 1944			
2, Blk. 84/121/2852 843 Eweu Ave., New West., B. C.		1800.00	800	500
Parcel 6	Sold March 21 -- 1945			
4, Blk. 19/121/2178 1088 Eweu Ave., New West., B. C.		1100.00	600	500
Parcel 7	Sold August 14 -- 1945			
1/31/1/121/2904 2820 Ewen Ave., New West., B. C.		1000	565	435
Parcel 1	As per form	3500	1956	1544
Parcel 1	Taxes paid twice in one year 1942 one year refunded from province			
Total		$ 17430.44	$ 6756.44	$ 5144

- PARCEL 1

S. SASAKI
(Claimant's Name)

REAL ESTATE
(Farm Land)

08401
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							
Black Currants 4½ acres Potatoes ¼ acre Building site, garden, etc. ½ acre	5 acres	about 1930	Mr. Cunning	$2000	all clear except ½ acre outside of dyke	none	land and improvements $3500
Total							

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

Description	When Made	Cost
cleared ½ acre outside of dyke - about 1931 - planted 12 mixed fruit trees		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Costs
(1) House addition addition	25 x 24) 30 x 42)7 rooms 12 x 20)	frame on wood posts shingle roof, fir flooring, V joint	1930 - 1932		& hired Own/labour and bought materials		approximately	$2500.00
(2) Packing shed addition	30 x 30 20 x 30	frame on wood posts shingle roof	1933		Own & hired labour and bought materials		"	600.00
(3) small house	15 x 20	frame on wood posts shingle roof, fir flooring, V joint	1933		" " " " " " "		"	200.00
(4) Barn	30 x 40	frame on posts	1930		" " " " " " "		"	400.00
(5) greenhouse	20 x 40	glass & wood	1932		" " " " " " "		"	400.00
								4100.00

Comments re Appraiser's report not covered by above information: The appraisal ignores the last mentioned buildings 3, 4, and 5. The buildings were built 10 to 13 years prior to evacuation and not 20 years as stated. I disagree that the condition of the buildings were poor. I lived there for over 10 years and my family and I kept it in good state of repair. I agree that the soil is of good type & very fertile. In view of this I don't understand why he says it has no agriculteral value. My crop was always excellent.
COMMENTS: This property is close to New Westminster and in a very good district. The appraisal and sale price is much too low. I consider the fair market value at date of sale to be at least $3500.00. In 1941 Nelson Bros. Packing Co. offered me $1000 for the ½ acre outside the Dyke, and when I refused they leased the adjoining property.

EXHIBIT No. 854-1
DATE 17 apl 1948
FILED BY
R. M. Thomach

Sansaku Sasaki
Signature

PARCEL 3

S. SASAKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

08401
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Vacant land Lot 19, Block 43, District Lot 196 N.S. Powell St. Vancouver, B.C.		N/A		25 x 122 ~~about~~ to a 20' lane.	about 1913	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Oriental business section	$10,000	none	$2000.00

Comments re upkeep of premises:

N/A

Comments re Appraiser's report not covered above: I consider that the appraisal at $400 is very much below a fair market value.

COMMENTS: This land is very well located on Powell Street and an excellent building, lot. I believe that when sold by the Custodian in August, 1944, this lot would be at least worth the sum of $2000.00

Suzuki Sasaki
Signature

S. SASAKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

08401
Reg. No.

Parcel 4

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
221-223 Ewen Ave. New Westminster, B.C.	2 suites of 4 rooms each	Frame on posts-laid in concrete.Shingle roof-V joint inside - fir floors- no cellar	Duplex - residence	66 x 157	1930	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Fair, mostly occidental, residential district	500 as vacant land	(1) Erected duplex house, described above - completed spring 1942 - hired labour and bought materials. Approximately $2500.00. (including 2 woodsheds and small hen house)	$3500.00

Comments re upkeep of premises:

Just completed, except for details before evacuation

Comments re Appraiser's report not covered above:

In my opinion the appraisal is much below a fair market value for this property.

Comment - This building was just being finished at the time of my evacuation - one flush toilet was installed for the joint use of the two suites. It was my intention to complete with bath accomodation. When I was evacuated both suites were rented at $15.00 per month each. This was a new house and its erection enhanced the value of the land. I am basing my claim on actual cost to me plus a modest increase for profit on investment. I believe that this property should at least have been worth the sum of $3500 for sale purposes.

Shunsui Sasaki
Signature

PARCEL 5

S. SASAKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

084 01
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
542 Ewen Avenue, Queensboro, New Westminster, B.C. (single house)	6 rooms, no bath but flush toilet	frame - sills, ~~- residence~~ on cement blocks, no basement, shingle roof, V joint, fir floors	residence	35 x 120	1933 (about)	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
fair mixed Oriental and Occidental residential locality	$300.00 as vacant land	erected house premises described in 1933 -1934- hired labour and bought materials - estimated cost - $1000	$1300.00

Comments re upkeep of premises:

Did all necessary repairs

Comments re Appraiser's report not covered above: The appraiser fails to say that a flush toilet was installed. I believe that there was a total of 4 rooms downstairs and 2 upstairs- appraisal states only 4 rooms. The house was in quite fair condition and was certainly not in poor condition when I was evacuated. In my opinion the appraisal at $800.00 is not representative of the market value.

Comment - This property returned a revenue of $12.00 per month and it was always occupied during my ownership. I believe that it was worth at least $1300, at a fair market value, at the time of sale by the custodian.

Susan Sasaki
Signature

S. SASAKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

08481
Reg. No.

Parcel 6

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
1026 Ewen Ave. New Westminster, B.C. Dwelling 20 x 22	4 rooms - outside toilet	1½ story frame- wood foundation. shingle roof- V joint - fir floors	Residence	33 x 122	1936	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Fair mixed residential locality	$500.00	(1) Erected a lean-to with house in 1936- and repaired house - cost(labour and materials) about $200.00 (2) Erected two-room cabin in 1936-frame-shingle roof-2 rooms - cost (labour and materials) about $300.00	$1100.00	

Comments re upkeep of premises:

Did repairs as required

Comments re Appraiser's report not covered above:

I disagree that the condition of the erections was very poor. They were in quite fair condition at the time I was evacuated. In my opinion the appraisal at $600 was considerably below a fair market value.

Comment- The front house was rented at $8.00 per month and rear house at $6.50- total rent $14.50 per month. Taking into consideration my investment and the fact that these premises were a readily rentable revenue proposition, I believe that sale value would be at least $1100.00.

Seinsou Sasaki
Signature

S. SASAKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

08481
Reg. No.

Parcel 7

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
233 Ewen Ave. New Westminster, B.C. House 28 x 32	8 rooms	Frame on sills V joint, shingle roof- fir floors	Residence	66 x 157	About 1913	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Fair - mixed residential locality	$10,000	n/a	$1000.00

Comments re upkeep of premises:

Did necessary repairs

Comments re Appraiser's report not covered above:

I agree that this house was old but I kept it in repair and it was quite habitable - rented at $4.50 per month. When I was evacuated, I believe that the valuation at ~~$5.00~~ $10.00 is considerably below a fair market value.

Comment - I have instructed my Solicitor to revise my claim, abandoning any claim in respect of the rooming house on the front portion of this land, which I am advised was condemned and demolished. I am, therefore, claiming only on the basis of the land and the house on the rear of the lot. This is a very good lot, wide frontage and most eligible for building purposes. I believe that the property and building as constructed at the time of sale by the custodian, would be worth at least $1000.00.

S. Sasaki
Signature

S. SASAKI
(Claimant's Name)

PERSONAL CHATTELS

08401
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1937 Ford Delivery truck	1937	New	About 1000	good	$500.00

Description of Storage of Goods:

Truck turned over to R.C.M.P. at Hastings Park

General Statement as to Chattels not Described above:

The truck was in fairly good condition and the fair market value as at date of sale was at least $500

Additional Comments, if any:

S. Sasaki
Signature

BC--588-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-504 (1)

Land Description Lot 4 of frac. of Sec.1, Blk.4,N.,R.4,W.,Map 4193.
House No.-1072 Dyke Road. Containing 5 Acres

Owner's Name SASAKI, Shusai Post Office Address Queensborough, B.C.

Nearest Rail Point New Westminster, B.C. Distance 2½ miles

Market Town New Westminster, B.C. Distance 2½ "

Church (give denomination) New Westminster-all denominations Distance 2½ "

Nearest School Local Public School Distance ½ "

State how property was identified: Map location and corner posts

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

Has direct access to Dyke Road - fair gravel road.

Is this district a good one? Fairly good; industrial and specialized farming.

Employment opportunity Quite good - New Westminster industries.

Predominating Nationality and religion: Mixed - Nationals

Describe Fencing and its condition: No fencing. Value $

Water supply: From Municipal system. Value $
Electricity - Power lines not yet extended to this locality.

5963

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	(25 x 24	Frame	1 st.	Shgl.	20	Wood posts.	Poor	) 300.00
Add'n	(30 x 40	"	1 "	"	20	" "	"	)
Add'n	(12 x 20	"	1 "	"	20	" "	"	)
BARN	x							
Pack.Shed	30 x 30	Frame and	1 "	"	20	" "	"	75.00
~~BARN~~ Add'n	15 x 20	posts	1 "	"	20	" "	"	
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT NO. 854-2
DATE 17 apl 1948
FILED BY S.M. Thermack

Total present day value $ 375.00

Total Value Buildings add to farm $ 225.00

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

$

Describe the basement and chimneys: No basement; 1 brick chimney on bracket; 2 stove pipes.

No. rooms downstairs? 7 Upstairs? - How finished Wood finish.

Are buildings painted? No. Condition of paint -

Distance from nearst bush Adjacent to light bush.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.44	Level	Clay loam, 15"to 20"	Clay	Mainly bush fruit crops.	250.00	1110.00

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

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	
.56	Outside of dyke, used for building site and garden.	Also suitable and used for small boat anchorage	100.00	56.00

Total value of Land $ 1166.00

Total added by buildings to value of farm $ 225.00

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

Total value of farm $ 1391.00

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

Land is operated by tenant. Mainly all in bush fruit in a fair state of production.

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

Suitable for bush and cane fruits or truck farming.

Noxious weeds:

Sour weed;chick weed; small milk & numerous lesser weeds;a few Canada thistle but not serious.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Richmond.
Assessed - Land $810.00
Imp. $470.00 - Taxes,1942 - $25.99.

(Above taxes include dyking and drainage taxes).

Date: July 11, 1942.
Place: New Westminster,B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 10 day of July 19 42

Inspector's Signature "D. DODDING"

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

JL-504 - S. SASAKI

Farm Appraisal Report

Remarks: This is a five acre holding, including approximately half an acre situated outside the dyke; this land has no agricultural value, but makes a fair building site with river frontage which makes suitable anchorage for fishing boats. The soil on the arable land is of good type and appears to be in a good state of fertility. It is practically all planted in black currants, which are in full bearing and appear to be in a healthy state.

The buildings are little more than a succession of glorified shacks.

The land is rented in conjunction with Lot 3, to the West to Lee Fong for $300.00; term of rent expires Dec. 31st, 1942. The house is rented to Mrs. Geo. Robinson for $75.00 as from May to December 31st, 1942.

(FOR ORCHARD LANDS ONLY)

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

Low lying land within the Richmond draining and dyking system; drainage is assisted by pumping system when needed.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax; pumping charges fluctuate from 15¢ per acre.

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

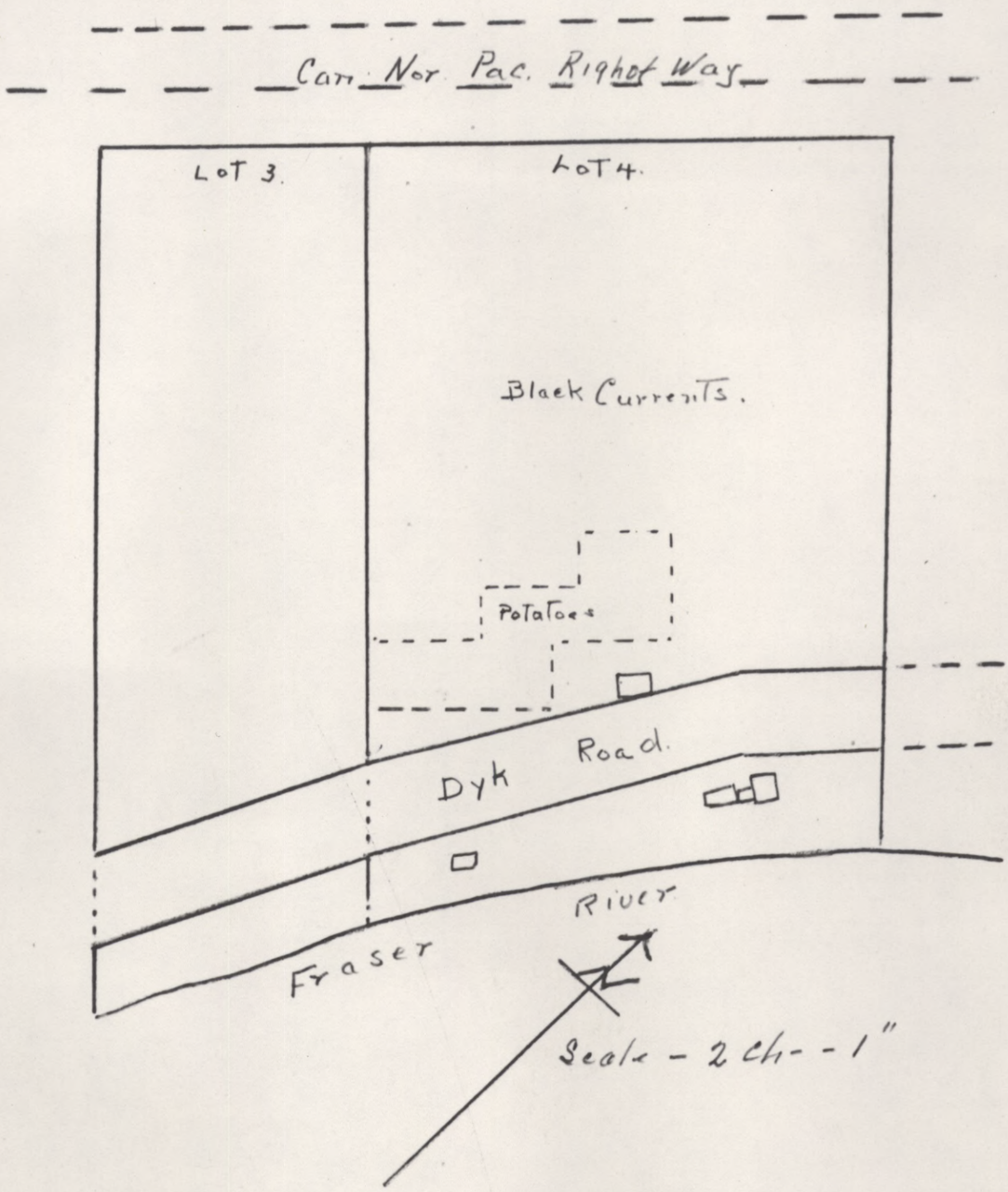
			Present Value
Black currants	-	4.22 acres	$
Potatoes	-	.22 "	$
		4.44 "	$
Outside of dyke, building site, etc.	-	.56 "	$
		5.00 "	$
			$
			$
			$
			$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

Lot 4 of Frac. Sec1. Blk. 4 N. R4 W-Map 4193.
Shusai Sasaki.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

Date 14th July 1942

"I.T. BARNET"
District Superintendent.

Parcel III

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

July 5th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 208 - Lot 19,
Block 43, District Lot 196.

This is a vacant lot 25 x 122 feet on the North side of Powell Street, being the third lot West of Heatley Avenue. It is level with the street and slopes slightly towards a 20 foot lane at which point it is about 1 foot above lane level.

There is no clearing to be done, the lot being covered in grass with some light bush on the West side.

In my opinion a fair valuation is $400.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey

Director.

ARH/F.
encl. 1.

Copy made for Mrs. H.

Parcel 4

650

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B. C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 650

Location 221 - 223 Ewen Avenue.

Lot Size: 66 x 157 Dwelling size: 21 x 40

Type of Building: Duplex. Shingle roof.

Basement no

Foundation cement

Number of Rooms four (4) in each suite

Living room	yes
Dining room	---
Bedrooms	yes (two)
Kitchen	yes
Bath	---
Toilet	---

Electric Light: yes Water: yes

Condition of Dwelling: very good

Outbuildings: two good wood sheds. Small hen house,

Heating:

Plumbing: Inside flush toilet.

Grounds: Very good

Remarks: Duplex. Godd suite rented for $15.00 per month.

Date: April 26, 1944 Valued at $2400.00

Valuator R. Alstead.

Copy made for Mrs H.

Changed to 1850 see letter June 9th

Parcel 4.

W. D. BOWDEN
MANAGER

TELEPHONES: 771 AND 772
CODES: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

Rec'd JUN 10 1944
File No.
Ans.
Referred

Real EstateDept.
PLEASE ADDRESS ALL COMMUNICATIONS TO THE MANAGER

June 9, 1944

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 650
221-223 Ewen Avenue,
New Westminster, B. C.
File No. 5963

On checking over our notes re the valuation of the above, we have discovered a typographical error has been made.

The valuation should read $1,850.00, and we would ask you to kindly change the figures on the estimate we submitted to you.

We are extremely sorry this error has incovenienced you.

Yours very truly,

WESTMINSTER TRUST COMPANY

Robert Alstead.
Manager of Real Estate Dept.

A-bb

Parcel 5.

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B. C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No: 660

Location: 542 Ewen Avenue, Queensboro.

Lot Size: 35 x 120 Dwelling size:

Type of Building: Frame

Basement: no

Foundation: sills on cement blocks

Number of rooms: four (4)

Living room:	yes
Dining Room:	---
Bedrooms:	yes (two)
Kitchen	yes
Bath	---
Toilet	yes

Electric Light: yes Water: yes

Condition of dwelling: Poor

Outbuildings: Wood shed.

Heating: none

Plumbing:

Grounds:

Remarks:

Date: April 20, 1944 Valued at $800.00

Valuator: R. Alstead.

Parcel 6.

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B.C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 665

Location: 1026 Ewen Avenue.

Lot Size: 33 x 122 Dwelling size: 20 x 22

Type of Building: 1½ storey. Shingle roof.

Basement: no

Foundation: very poor

Number of rooms: four (4)

Living room:	yes
Dining room:	---
Bedrooms:	yes (two)
Kitchen:	yes
Bath:	---
Toilet:	outside

Electric Light: yes Water: yes

Condition of Dwelling: very poor

Outbuildings: shed.

Heating:

Plumbing:

Grounds:

Remarks: Small two roomed shack, with light and water.

Date: April 26, 1944 Valued at $600.00

Valuator: R. Alstead.

Copy made for Mrs H.

Parcel 7.

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B. C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 651

Location: 233 Ewen Avenue, New Westminster.

Lot Size: 66 x 157 Dwelling size. 28 x 32

Type of Building: old dilapitated house.

Basement: no

Foundation: very poor sills.

Number of rooms: four (4)

Living room
Dining room
Bedrooms
Kitchen
Bath
Toilet

Electric Light: no Water: no

Condition of Dwelling: very poor

Outbuildings:

Heating:

Plumbing:

Grounds: fairly nice lot.

Remarks:

Date: Valued at $500.00

Valuator: R. Alstead.

Copy made for Mrs. H.

I

File No. 5963 March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 08401

Veterans' Land Act Transaction.

One Real Property only included, being:

Lot 4 of Section 1, Block 4 North Range 4 West
Map 4193, Municipality of Richmond, in the
District of New Westminster.

Assessment: (1943)

Land.....	$810.00
Improvements..	470.00
TOTAL.....	$1280.00

Sold to Director, Veterans' Land Act for $1,366.00.

Relative documents attached hereto.

WJJ/HMS

EXHIBIT No. 854-3
DATE 17 apl 1948
FILED BY
J. W. G. Hunter

See Page 2.

I

File No. 5963 March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 08401

DIRECT SALE.

One Real Property only, being:

Lot 4, Block 6, District Lot 302,
City of Vancouver.

Location: 432 - 434 West 2nd Avenue, Vancouver, B. C.

claim abandoned

Assessment: (1943)

Land.....	$1715.00
Improvements..	1800.00
TOTAL.....	$3515.00

NOTE:

Through direct negotiations with Messrs. Macaulay, Nicolls, Maitland and Company Limited, Mr. Sasaki arranged to dispose of the above-mentioned property for the sum of $1,500.00 less commission of 5% and other expenses which netted the sum of $1,442.47. These funds were credited to Mr. Sasaki's account in this Office.

See two letters dated November 6, 1942, and letter dated November 14, 1942, as well as copy of statement of account of Macaulay, Nicolls Maitland & Co. Ltd., attached hereto.

WJJ)HMS

J. Johnston
.....

See Page 3.

I

File No. 5963. March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 08401

Catalogue No. 208.

One Real Property only, being:

City of Vancouver, Lot 19, Block 43,
District Lot 196, Group 1, New Westminster
District, Plan 196.

Location: 600 Block Powell Street, Vancouver, B. C.

Assessment:

Land.....	$750.00
Improvements..	Nil
TOTAL.....	$750.00

Valuation: $400.00

Sold for $525.00. Only offer received.

Relative documents attached hereto.

WJJ/HMS

W. J. Johnston

See Page 4.

I

File No. 5963 March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 084011

Catalogue No. 650.

One Real Property only, being:

Lot 1 of Lot 32 of Block "A" of Lot 757,
Group 1, Map 2671, in the City of New
Westminster.

Location: 221-223 Ewen Avenue, New Westminster, B. C.

See Notice of Encroachment of this property on Ewen Ave., in New Westminster.
Assessment: (1944)

Land.....	$ 640.00
Improvements..	1700.00
TOTAL.....	$2340.00

Note: Vacant land in New Westminster may be purchased from the City for approximately one-half its assessed value. There is no tax on Improvements and land values are accordingly high.

Six offers received ranging from $750.00 to $1,800.00.

Sold for $1800.00.

Relative documents attached hereto.

WJJ/HMS

W. Johnston.....

See Page 5.

I

File No. 5963 March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 08401

Catalogue No. 660

One Real Property only, being:

Lot 2 of the Northerly Half of Block 24
of Lot 757, Group 1, Map 2562, in the City
of New Westminster.

Location: 542 Ewen Avenue, New Westminster, B. C.

See Notice of Encroachment of this property on Ewen Ave., in New Westminster.
Assessment: (1944)

Land..... $280.00
Improvements.. 760.00

TOTAL.....$1040.00

Note: Vacant land in New Westminster may be purchased from the City for approximately one-half its assessed value. There is no tax on Improvements and land values are accordingly high.

Valuation: $800.00.

Sold for $800.00. Only offer received.

Relative documents attached hereto.

WJJ/HMS

W. J. Johnston.....

See Page 6.

I

File No. 5963 March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 08401

Catalogue No. 665.

One Real Property only, being:

Lot 7 of the Northerly 3 acres of the Westerly Half of Block 19 of Lot 757, Group 1, Map 2778, in the City of New Westminster.

Location: 1026 Ewen Avenue, New Westminster, B. C.

See Notice of Encroachment of this property on Ewen Ave., in New Westminster.

Assessment: (1944)

Land.....	$185.00
Improvements..	665.00
TOTAL.....	$850.00

Note: Vacant land in New Westminster may be purchased from the City for approximately one-half its assessed value. There is no tax on Improvements and land values are accordingly high.

Valuation: $600.00.

Sold for $600.00. Only offer received.

Relative documents attached hereto.

WJJ/HMS

W J Johnston.

See Page 7.

I

File No. 5963. March 19, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shusai SASAKI
Registration No. 08401

Catalogue No. 651.

One Real Property only, being:

Lot 1 of Lot 31, Block "A" of part of Lot 757
Group 1, Map 2904, City of New Westminster.

Location: 233 Ewen Avenue, New Westminster, B. C.

See Notice of Encroachment of this property on Ewen Ave., in New Westminster.

Assessment: (1945)

Land.....	$ 690.00
Improvements..	4085.00
TOTAL.....	$4775.00

NOTE: Vacant land in New Westminster may be purchased from the City for approximately one-half its assessed value. There is no tax on Improvements and land values are accordingly high.

Valuation: $500.00.

Two offers received: (1) $350.00
(2) $565.00

Sold for $565.00.

Relative documents attached hereto.

WJJ/HMS

W. Johnston.....

British and Canadian Underwriters

of Norwich, England.

E. M. WHITLEY
GENERAL MANAGER
T. JAMES, C.A.
SECRETARY

ISSUING POLICIES OF THE NORWICH UNION FIRE INSURANCE SOCIETY LIMITED

F. W. LAMONT
C. C. PAULL
ASSISTANT MANAGERS

K. K. REID
RESIDENT AGENT
PHONE:
NEW WESTMINSTER 367

Rec'd JUN 29 1944
File No. 5963.
Ans. ✓
Referred Hanop.

740 COLUMBIA STREET
NEW WESTMINSTER, B. C.

June 28, 1944.

650

To the Custodizn,
Japanese Evacuation Section,
Royal Bank Building,
VANCOUVER, B.C.

Dear Sir;

re: File No. 5963
Catalogue No. 650
221-223 Ewen Avenue

Following your letter of the 19th, our client has now advised us that he is prepared to pay $1800.00 cash for the above property.

L. Earle

Kindly advise if this is now acceptable, and if so, Rd you wish a cheque for the full amount at this time.

Yours very truly,

EXHIBIT No. 854-4
DATE 17 apl 1948
FILED BY
R. M. Thorniack

K. K. Reid
Per

P