

Custodian File

<u>REAL PROPERTY</u>											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1114.747.		299.44			732.70	299.44 732.70
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column			
						% of Total	Amount				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION									1032.14		

CASE NO: 913

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

GEORGE CHOETSU SASAKI

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

10

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 15th, 1948.

20

IN THE MATTER OF THE CLAIM OF

GEORGE CHOETSU SASAKI

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq., Appearing for the
 Dominion Government

S.M.CHERNIAK, Esq., Appearing for the
 Claimant.

- - - - -

G.N.R.UPTON, Esq., Official Interpreter.

30

MARK H. PEARCE, Esq., Official Reporter.

G.C.Sasaki.

GEORGE CHOETSU SASAKI, the Claimant herein,
being first duly sworn testified as
follows:

MR. CHERNIAK: Your Honour, this claim consists of
two pieces of real property. In the claim for
parcel 1 I ask leave to amend it to show a
value of \$1,500.00; Custodian's sale price
\$1,114.00, and the loss on parcel 1, \$386.00.
As to parcel 2 the value is to be shown at
10 \$1,500.00; the Custodian's sale price \$747.00
and the loss \$753.00. The total loss on both
properties is therefore \$1,139.00. I would
also like to mention, for the record, Your
Honour, that parcel 2 had on it a house, that
is a building which belonged to one Shegeji
Kamachi who now resides in Kamloops B.C.. Mr.
Kamachi has made a claim before the Commissioner
for his building and Mr. Sasaki, the Claimant,
forwarded to Mr. Kamachi - and I understand Mr.
20 Kamachi has filed it at the hearing - a letter
to the effect that Mr. Sasaki recognizes the
fact that this building belonged to Kamachi and
indicated there that he was not making a claim
for the Kamachi building but that his claim, to
be presented today is for the land and Sasaki's
own building. I understand the Commissioner
heard the claim for Kamachi's building. This
is also borne out by the claim itself, Your
Honour, which specifically states 'Excepting
thereout the building on the West Side of the
30 lot which belongs to Shigeji Kamachi, Kamloops, BC

G.C.Sasaki.
In Chief.

or the value of \$1,500.00 excluded whatever value
Kamachi's house had.

Q Now Mr. Sasaki, I show you two typewritten
statements referring to each parcel of land,
were these prepared in accordance with your
instructions to me? A Yes.

Q Are these your signatures?

A Yes.

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

10

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respec-
tively, Your Honour, the Real Estate Statement
as to Parcel 1 and the Real Estate Statement as
to parcel 2, both identified by the claimant.

(REAL ESTATE STATEMENT, PARCEL 1
EXHIBIT 1.)

(REAL ESTATE STATEMENT, PARCEL 2
EXHIBIT 2.)

20

MR. CHERNIAK: And on behalf of my learned friend I
tender the S.S.B.Appraisal on Parcel 1, which
is part of lots 9 and 10, as Exhibit 3 and
S.S.B.Appraisal on Parcel 2, as Exhibit 4.

(APPRAISAL ON PARCEL 1, EXHIBIT 3.)

(APPRAISAL ON PARCEL 2, EXHIBIT 4.)

MR. CHERNIAK: I think I will just write on these
two parcels, Your Honour, Parcel 1 and parcel
2 to show to which they refer.

THE COMMISSIONER: Yes.

30

MR. FERG: Lots 9 and 10 is Parcel 1 Mr. Cherniak?

G.C.Sasaki.
In Chief.

MR. CHERNIAK: Yes, and lot 3 is Parcel 2.

Referring now to Parcel 1, Your Honour, you will note that the Claimant sets out that this property consisting of four and a half acres, all of which was cleared, was purchased by the claimant's father and was given to him.

Q Mr. Sasaki, Parcel 1 is lots 9 and 10?

A That is right.

10

Q Do you know how much your father paid for this property when he bought it?

A I can't tell you but I would say in the vicinity of \$800.00

Q Have you any idea when it was he bought it?

A That would be - oh - 1938, 37 or 38; that I can't say accurately either.

Q It is a triangular piece of property?

A Yes.

Q It fronts on the Duke road and is cut by the Canadian National Railway?

20

A It is enclosed by the C.N.R. right-of-way, the Gilley Road and the Bondey Road.

Q Is it not on Dyke road?

A No.

Q According to the S.S.B.Appraisal it has direct access to the Dyke Road?

A No, that is a mistake, the Dyke road and the Bondey Road comes to a Junction right at the River.

Q So actually you can get on the Dyke Road without any trouble? A This is the Gilley Road

30

G.C.Sasaki.
In Chief.

here, and the Dyke Road runs about a hundred yards over here.

Q The Bondey Road is what is shown as the Dyke Road in the Appraisal? A Yes.

Q Is the Bondey Road a fairly good road?

A Yes, gravel.

Q Where they say Dyke Road they should say Bondey Road, that is the only mistake in the appraisal?

A Yes.

10 MR. CHERNIAK: The Claimant shows the crop he had on the property when he left and states that when he took the property over it was all cleared but not cultivated. The Claimant himself cleared it and planted it.

Q When your Father purchased the property for what you think was \$800.00 was it cleared then?

A It was cleared.

Q It had been cleared when he bought it?

A Yes.

20 Q And he would have paid somewhere under \$200.00 an acre for it? A Yes, something like that.

Q Now, there are two shacks on this property, you say they were fairly poor but habitable?

A Yes.

Q They were rented to a bachelor by you?

A Yes.

MR. CHERNIAK: The S.S.B.Appraisal indicates that this property is two and a half miles from New Westminster, having direct access to a road,

G.C.Sasaki.
In Chief.

10 which was a fair gravel road. The District is fairly good, industrial and truck farming. The property is shown by the appraiser himself as being worth \$250.00 an acre. The land is of a good type and apparently in a good state of fertility. The young black currant plantation is in healthy condition but is now badly overgrown with grass and some are showing the effects of being choked down; if this grass becomes established into sod it will be difficult to eradicate it and will be detrimental to the bushes. Page 2 of Exhibit 3 indicates the assessed value of this property as being land \$817.00, improvements \$660.00, total \$1,477.00.

20 As to Parcel 2, Your Honour, this property was purchased, according to Exhibit 2, in 1931 from ¹/₅ Wong Gin for \$1,200.00, at which time it was all cleared. There were no buildings on it. The Claimant sets out that he cultivated the land which consisted of three acres and he built a house on it in 1935 at an estimated cost of \$300.00. Again, may I repeat, Sir, that this house is not the house that belonged to Kamachi. The Claimant sets out that the description of the house does not conform to his as his was smaller and newer and there is no mention of the house of Shigeji Kamachi which was west of his and on the same lot, but for which he is not claiming.

30 THE COMMISSIONER: Are you suggesting that there might be some confusion between his house and

G.C.Sasaki.
In Chief.

Kamachi's house?

MR. CHERNIAK:

Q That is correct is it Mr. Sasaki, the description is 24 x 30, one storey, shingle, 20 years old.

A Yes, except for the 20 years old

Q And you say yours is about 18 x 30, which is six feet smaller?

A Was the first one the description of Mr. Kamachi's?

A I don't know whose they are talking about, they are speaking of a house 24 x 30, 20 years old, and you say your house was 18 x 30 and only seven years old? A Yes.

10

Q What about Kamachi's? A The reason I don't believe that is the description of Kamachi's is that describes a one room building while Kamachi's is definitely of three or four rooms.

Q Yes, that is true, number of rooms downstairs, 1; would you say Kamachi's house was bigger or smaller than yours? A Definitely bigger.

20

Q Was it newer than yours or older?

A I would say three or four years old.

Q In any event you are not sure of the house they are referring to? A Yes.

THE COMMISSIONER: That might be cleared up if you showed him a diagram and location of the house.

MR. CHERNIAK:

Q It says the condition of the paint is poor, was your house painted? A Yes.

30

Q And Kamachi's house was not painted?

G.C.Sasaki.
In Chief.

A No.

Q Your house had been painted when?

A About the time it was built.

Q Around 1935? A Yes.

Q Was it in poor condition on the house, the paint job? A You mean the paint?

Q I mean the paint, was that in poor condition?

A Yes, it could stand another coat, it was ready for another coat.

10 Q What about the house, was it in poor condition or poor repair? A No.

Q They ask questions here 'Is the dwelling habitable without repairs?' and the answer is 'Barely, needs new building; would you agree with that that this building was not good and you would need a new one? A It was not intended to be lived in, there was no installation for a toilet.

Q Could that be installed or would you have to tear it down and build another house?

20 A No.

Q I show you a plan of lot 3 and 4, your house was on lot 3 and it shows the Dyke Road and the house fronting on the Fraser River?

A Yes.

Q This house is almost in the centre of the lot; where, actually, was your house?

A The diagram shows the house across the Dyke road?

Q That is right; whereabouts was your house?

A right bordering lots 3 and 4

Q It would come away eastwards from here, East and

G.C.Sasaki.
In Chief.

North? A Yes.

Q And would be right near the boundary of Lot 4?

A Yes.

Q Where was Kamachi's? A On the extreme
other end, right at the West end of the lot.

Q So actually, the location of this house is not
quite right as far as you are concerned?

A Yes.

10 THE COMMISSIONER: Is there a house on there
belonging to someone else?

THE WITNESS: Not unless it was built after I left.

MR. CHERNIAK:

Q There is one house on the right side, as we are
looking at this diagram and one on the left?

A That is right.

20 MR. CHERNIAK: In any event, Your Honour, whatever
building the Appraiser did happen to see on that
property he says the value of it is \$75.00 and
he adds \$50.00 to the value of the land, making
the total value of the land and buildings
\$761.00. Mr. Barnett the District Superintendent,
estimates the value at \$900.00, that is on page
4 of Exhibit 4. Actually, the sale was for
\$477.00. The assessment as shown on this is
land \$486.00, Improvements \$400.00 and the total
would be \$886.00. The appraiser's comment on
page 3 says 'This is low-lying land of productive
quality; it is well drained and protected by
substantial dyke. The soil is of good type and
30 appears to be in a good state of fertility.'

G.C.Sasaki.
Cr-Exam.

MR. CHERNIAK; That is all Your Honour, thank you.

MR. FERG: It is submitted, Your Honour that both these parcels of land, parcel number 1 and 2 were sold at their fair market value.

CROSS-EXAMINED BY MR. FERG:

Q You haven't had an independent valuation made of this property? A No.

10 Q Now, you wrote a letter to the Custodian in April of 1945 - I will show you the letter - is that your signature?

A That is right.

Q And you mention here - perhaps I better file the letter as an Exhibit Your Honour.

(LETTER, EXHIBIT 5.)

20 Q Now this letter reads as follows: It is addressed to The Secretary of State, Office of the Custodian, Vancouver, B.C., and is dated at Winnipeg, Manitoba, April 19th, 1945 'Dear Sir, Re - Proceeds from sales of property described - ' and you give the description of the property - 'I have received the statement of sales of above property at (\$1,111.00) Eleven hundred and eleven dollars and hereby request you to release to me this amount and I release you from any claims whatsoever with respect to above property. Yours truly' Does that mean what it says?

A As far as lots 9 and 10 are concerned

Q It refers to lots 9 and 10 and you will release the Commission from any further claims with respect to that property?

30 A Yes.

G.C.Sasaki.
Cr-Exam.
Re-Exam.

Q Did you ever offer this property for sale?

A Not 9 and 10.

Q Did you ever offer 3 for sale, that is parcel 2?

A It was never offered for sale.

MR. FERG: That is all, Your Honour.

RE-EXAMINED BY MR. CHERNIAK:

10 Q Mr. Sasaki, when you sent that letter saying you released the Custodian did you consider that \$1,111.00 or \$1,114.00 was the fair market value of the land?

A I thought it was close to being fair but, however, I still thought it was insufficient.

Q You are claiming \$1,500.00, do you contend that that figure would be closer?

A Yes.

20 MR. CHERNIAK: That letter is to be taken exactly as it is read; the claimant isn't suing the Custodian, not making any claim on the Custodian, he is only setting out that the fair market value was \$1,500.00 and that this Commission has been appointed to determine what is the fair market value and the actual sale price and it is our submission that that difference is \$386.00 in this case. These claims are only presented because the Government has seen fit to have them presented. This is not an action against the Custodian and our submission to the
30 Commissioner will be that he treat this parcel

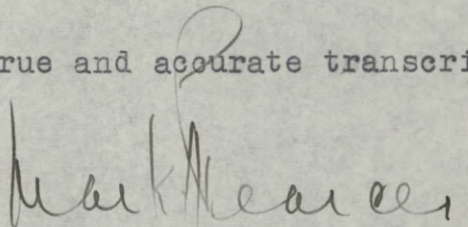
G.C.Sasaki.
Re-Exam.

l as he treats all other parcels in determining what was the fair market value at date of sale.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

10


(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 11 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

20

(SUB-COMMISSIONER)

Case 913 w/p

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

B.

Winnipeg

Cherniack & Co

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

(1) NAME SASAKI GEORGE CHOETSU (RCMP) Reg. No. 08452
(Print) Surname Given Name

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

(3) Present Address 642 Elgin Avenue, Winnipeg.

(4) REAL ESTATE Parcel 1 - Corner Boundary Rd. and Gilley Rd. Richmond, B.C.
Parcel 2 - Dyke Rd. Richmond, B.C.
(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Parcel 1 - part of Lots 9 and 10 S.E. of C.N. Secs. 25 - 36 B.C. 5 N Range 4W Map 571
Parcel 2 - Lot 3, Sec. 1, Block 4N, Range 4W, Map 4193.
Excepting thereout the building on the West Side of the lot which belongs to
Shigeji Kamachi, Kamloops, B.C.

(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.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
Parcel 1
(i) Land - - - - - \$ 1200.00 - 1500
(ii) Buildings on lot 10 - - - - - \$ 660.00
Parcel 2 - excepting building which belongs to Shigeji Kamachi
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ 1700.00 - 1500

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3560 3000

(v) Amount at which Custodian sold property and credited your account Parcel 1 - 1114 \$ 1861 1861
Parcel 2 - 747

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1699 - 1139

(5) PERSONAL PROPERTY No Claim

(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 _____

(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")

(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) - - - - - \$ 1699

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no no

Winnipeg

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, George Choetsu Sasaki of Winnipeg, of the City _____ 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 14th day of January,)
 A.D. 1947. M. Cheumal)
A BARRISTER AT LAW ENTITLED TO PRACTISE)

George Choetsu Sasaki
 A Commissioner &c.

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

SASAKI, GEORGE CHAETSU

(Claimant's Name)

REAL ESTATE
(Farm Land)
PARCEL 1.

08452.

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 Cultivated not planted Cultivated and not in crop List Crops	None 2 acres						
Purchased by father and given to me							
Black Currants 2 1/2 acres and given to me. Potatoes and Oats were planted after I evacuated.					Cleared when I took over, but not cultivated all in sod.	2 Shacks	\$1,500.00 Land & Bldgs.
Total		4 1/2 Acres.					

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

Description	When Made	Cost
Cultivated and planted	4 1/2 acres.	

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
-----------	------	------	--------	------------	---------------	-----------------	---------------------	----------------------------	-----------------

The two shacks were fairly poor but were habitable. They had been rented to a bachelor.

Comments re Appraiser's report not covered by above information: The appraiser shows that this was valuable land. My valuation at date of sale by Custodian is a minimum of \$1,500.00.

EXHIBIT No. 913-1
DATE Sept. 15/48
FILLED BY Claimant.

George C. Sasaki
Signature

SASAKI GEORGE CHAETSU
 (Claimant's Name)

REAL ESTATE
 (Farm Land)
 PARCEL 2.

08452.

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	NONE						
Black currants House, vegetables, etc.	2 1/2 1/2	1931	WONG G IN	\$1,200.00	Cleared	None	\$1,500.00 Land & Bldgs.

Total 3 acres.

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

Description	When Made	Cost
Cultivated.		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value Cost
House	House	18 x 30	Frame	1935	Bought materials & own & hired labour				\$300.00

Comments re Appraiser's report not covered by above information: The description of the house does not conform to mine, as mine was smaller and newer, and there is no mention of the house of Shigaji Kamachi which was west of mine on the same lot, but for which I am not claiming. In my estimation the lowest value at date of sale of this property was \$1,500.00.

EXHIBIT No. 913-2
 DATE Sept. 15/48
 FILLED BY Claimant.

George C. Desatz
 Signature

DATE

Sept. 15/44

FILLED BY

Climent

Farm Appraisal Report

Parcel 1

File No. JL 509

Land Description All those parts of Lots 9 and 10 of Sec. 36, Blk. 5 N., R. 4 W., lying south and east of C.N.R. R/Way, Map 571, Sk. 2226.
 Containing 4.54 Acres

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

Nearest Rail Point New Westminster, B.C. Distance 2 1/2 miles

Market Town New Westminster, B.C. Distance "

Church (give denomination) New Westminster, all denominations Distance "

Nearest School Local public school Distance 1 mile

State how property was identified: Map location, 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 truck farming.

Employment opportunity Good, New Westminster industries.

Predominating Nationality and religion: Mixed nationals.

Describe Fencing and its condition: Fenced on east and south. Value \$

Water supply: From shallow well. Value \$

Electricity: Power line not yet extended to this area.

BUILDINGS ON FARM

5408

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
		2 old dilapidated shacks of no value.						
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.54	level	cl. lm. 12" to 18"	clay	black currants potatoes oats	250.00	1135.00
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	

Total value of Land \$ 1135.00

Total added by buildings to value of farm \$

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

Total value of farm \$ 1135.00

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

Farm in poor condition run to sod and weeds, except that potatoes have been kept clean. No one in residence.

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

Suitable for bush, cane fruits and truck farming.

Noxious weeds: Chickweed, sour grass, wire grass and some Canada thistle.

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

Corporation of Richmond
Ass'd Land - \$817.00
Imp. - 660.00
\$1477.00 - Taxes, 1942, \$27.95
Dyking and Drainage taxes included in the above.

Date: July 14, 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 13th day of July, 1942.

Inspector's Signature

"D. DODDING"

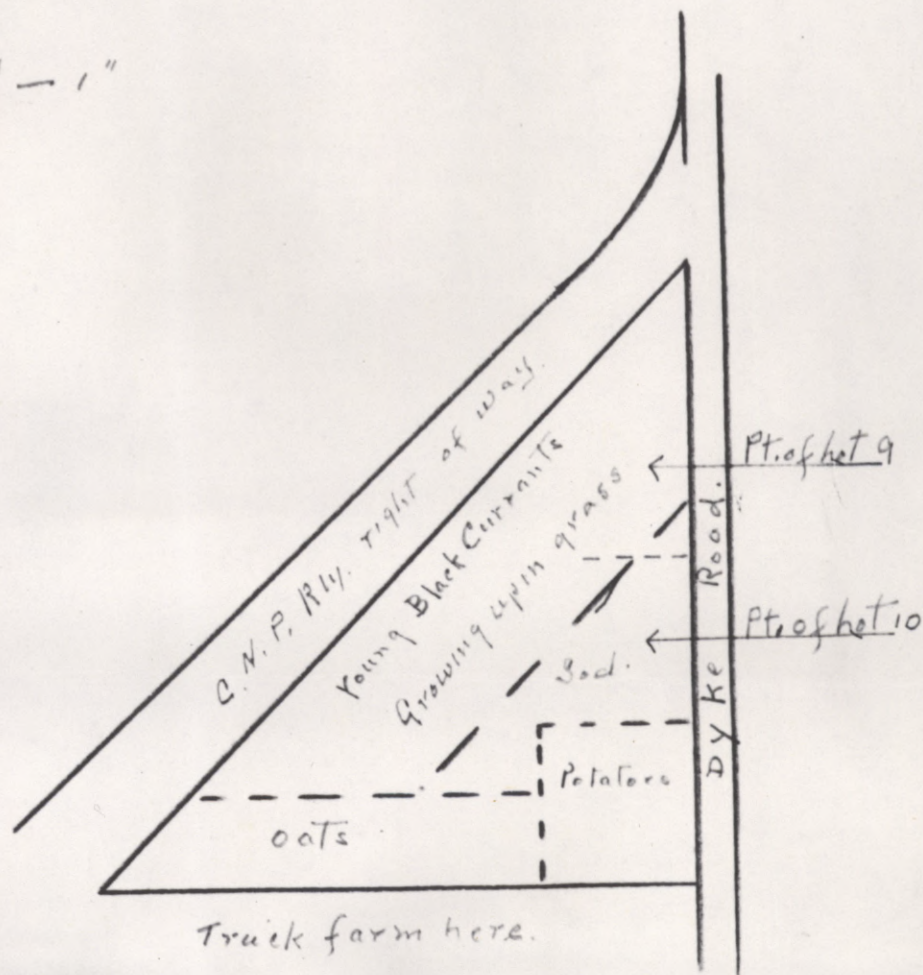
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Diagram of Property

all those parts of lots 9 & 10 of Sec. 36
Blk. 5N. R. 4 W, lying South & East
of C.N.P. Rly. Co. Right of Way.
Sketch 2226. Map - 571. - 4.5-4 ac

George Choctsu Sasaki.

Scale - 200' = 1"



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1100.00.....

Date 15th July, 19 42

"I. T. BARNET"
District Superintendent.

EXHIBIT No. 912-4

DATE Sept. 15/42

FILLED BY Clamant.

Farm Appraisal Report

Parcel 2

File No. JL-503

Land Description Lot 3 of Frac. of Sec. 1, Blk. 4, N., R. 4, W., Map 4193.

Containing 3 Acres

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

Nearest Rail Point New Westminster, B.C. Distance 2 1/2 miles

Market Town " " " Distance 2 1/2 "

Church (give denomination) New Westminster-all denominations Distance 2 1/2 "

Nearest School Local Public School Distance 1/2 "

State how property was identified: Map location - 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.

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

Employment opportunity Good- New Westminster, Industries and shipping.

Predominating Nationality and religion: Very mixed Nationals

Describe Fencing and its condition: No fencing. Value \$

Water supply: From Municipal Water mains. Value \$

Electricity - power lines not yet to this area.

BUILDINGS ON FARM

5408

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Frame	1 st.	Shgl.	20	Wood posts	Poor	75.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 75.00

Total Value Buildings add to farm \$ 50.00

Is dwelling habitable without repairs? Barely If not what is your approximate estimate of cost to make it habitable? Needs new building.

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

No. rooms downstairs? 1 Upstairs? - How finished Wood.

Are buildings painted? Yes. Condition of paint Poor.

Distance from nearest bush Adjacent to light bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.74	Level	Clay loam, 18" to 20"	Clay	Mainly in bush fruit	250.00	685.00
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	
.26	Outside of dyke, poor building site on river front.		Suitable for small boat anchorage -		100.00	26.00

Total value of Land \$ 711.00

Total added by buildings to value of farm \$ 50.00

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

Total value of farm \$ 761.00

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

Property operated by tenant. Land appears quite productive, but land could be in a better state of cultivation.

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

Suitable for bush, cane or truck crops.

Noxious weeds:

Sour weed; chick weed; small milk weed, & numerous lesser weeds. Few serious weeds noticed.

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

Corporation of Richmond - Taxes, 1942 - \$16.90.
Land-\$486.00 (Taxes included dyking & drainage).
Assessed-Imp.-\$400.00

Domestic water-\$2.00 per month, plus 50¢ per head of stock - when kept.

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 1942.

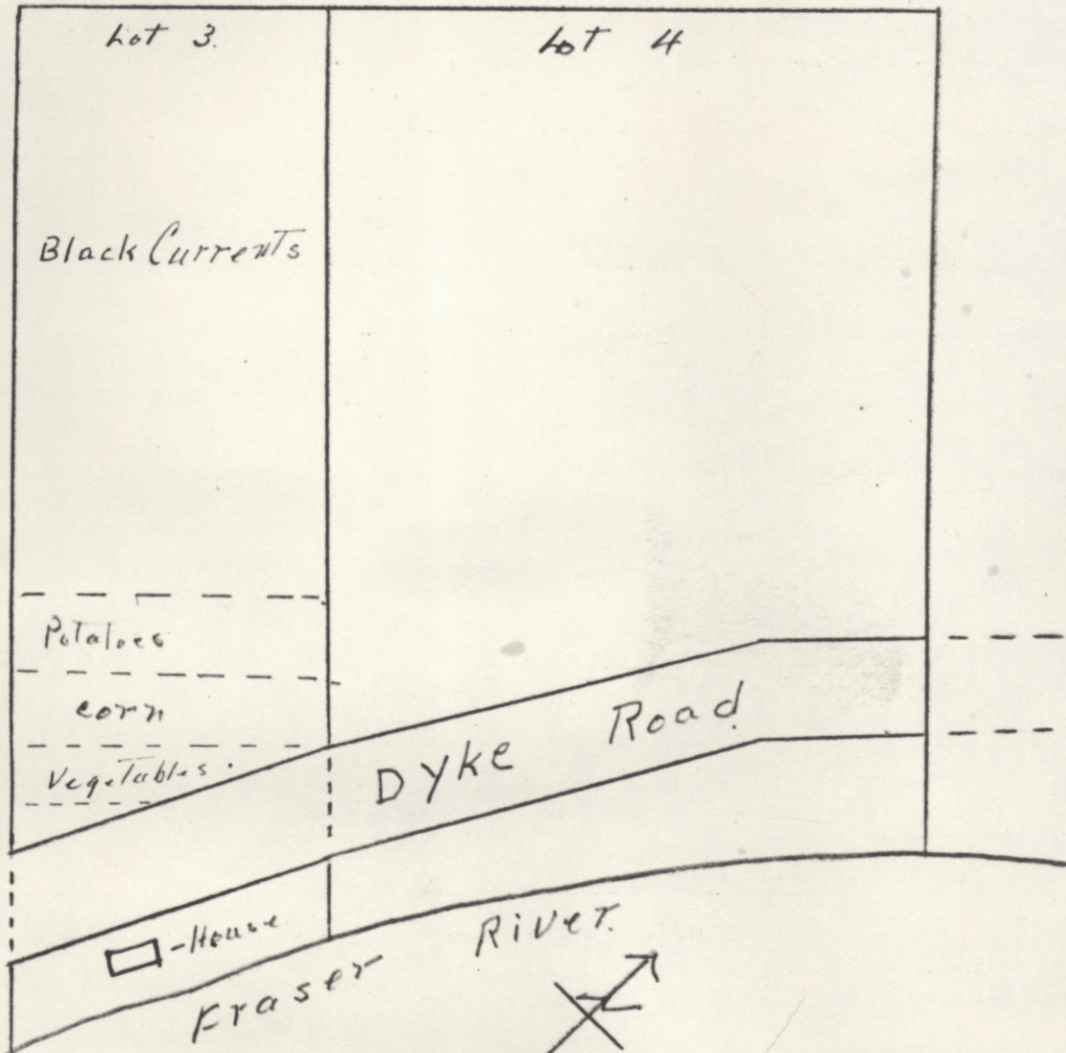
Inspector's Signature "D. DODDING"

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

Diagram of Property

lot 3. of Frac. Sec. 1. B1k 4 N. R. 4 W. - Map 4193.
Choetsu Sasaki

Can. Nor. Pac. Right of W.



Scale - 2 in - 1"

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

value is \$ 900.00

Date 14th July 19 42.

"I.T. BARNET"

District Superintendent.

January 16th 1948.

Mr. F. G. Shears,
Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

We enclose copy of claim of
✓ George Choetsu Sasaki, Reg.No.08452, Winnipeg.
We today received this claim in duplicate
from Messrs.Cherniack & Cherniack of Winnipeg.

Yours truly,

A. WATSON
Per.

SECRETARY

Enc.
VW.

913

EXHIBIT No. _____
DATE _____ Sept. 15/48
FILED BY _____ Crown

545 Notre Dame Ave.,
Winnipeg, Man.

April 19/45

The Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sirs:-

Re:- Proceeds from Sales of property described
as-- All that portion of Lot 9 and 10, Sec. 25,
and 36, Block 5 N, Range 4 W, Map 571
lying to the south & east of Canadian
Northern Pacific Railway Co. right of way
in the Municipality of Richmond,
District of New Westminster, C of E. 50604.

I have received the statement of sale of above property at
(\$1111.00) Eleven hundred and Eleven dollars and hereby request
you to release to me this amount and I release you from any claims
whatsoever with respect to above property.

Yours truly

"Geo. C. Sasaki"

File #- 5408
Reg. # 08452.

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

December 10, 1948.

S. Hople mia.