Name of Claimant SASAKI, Tsuchinosuke Case 973

Custodian File 3393

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	
4200	210.00 12.50										222.50

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	222.50

1540

CASE NO: 973.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,
April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
TSUCHINOSUKE SASAKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 973.

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 Fort William, Ontario,
April22nd, 1948.

IN THE MATTER OF THE CLAIM OF
TSUCHINOSUKE 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.
MARK H. PEARCE, Esq.,	Official Reporter.

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

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Sasaki, I show you a typewritten statement. Was that prepared in accordance with your instructions? A: Yes.

Q Is that your signature? A: Yes.

Q Are the contents of this statement true to the best of your knowledge and recollection?

10 A Yes.

Q I file this as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend, my lord, two appraisals of the property: one dated January 31st, 1944, by the Pemberton Realty Corporation Limited, for $3500.00, and the other, my lord, dated November 16th, 1944, by Loewen & Harvey Limited, for $2200.00. Shall I file them as one exhibit, my lord?

20 THE COMMISSIONER: Yes, I think so.

(APPRAISALS MARKED EXHIBIT NO. 2).

MR. CHERNIACK: The claimant states in Exhibit 1, my lord, that this house is at 514 Alexander Street, Vancouver, British Columbia, and is a two storey lodging house, consisting of a total of some 19 rooms, brick, with cement foundation, full cement cellar, floors and walls (has tar and gravelled roof)- lath and plaster walls (inside) one room hardwood floor, rest fir floor, hot water

30 heating," And that the cost price was $4,250.00.

You will note, my lord, that there was six items listed on the improvements made by the claimant which improvements were made in or about 1940 and the total cost of these improvements was about $1400.00 -- $1500.00, my lord. The comment by the claimant is that this building was not vacant during the period of his occupation, and was fully rented except for occasional seasonal vacancy. If the premises deteriorated after his evacuation, this must be the responsibility of the Custodian. They were left in very good repair. The Custodian expended no money on repairs according to the copies of his ledger statement. The decoration when he was evacuated was in good condition and if deteriorated in 1944, the same remarks apply.

Exhibit 1 goes on to state that the approximate gross revenue from the property from rentals was $1800.00, and the approximate net revenue after all carrying charges deducted was about $950.00. He considers that the rental return speaks for itself despite the appraiser's opinion that this was too good of a building for the district and that the rooms are too large for a comparable return to be obtained. At the time of his evacuation he rented this property to Mrs. Scott for two years at a nominal rental of $40.00 per month. He rented at this low figure because he wanted to have someone in charge of the property whom he trusted and because he believed the war would be over by then and he would be returned. Considering

the improvements he made, the rental value of this property, the assessment at $7300.00, and its eligibility as a well paying lodging house proposition, he believes that the worth would be at the least a sum of $7600.00 which he is claiming at the time it was sold by the Custodian in June, 1944.

MR. CHERNIACK: Would you care to state the assessed value?

MR. HUNTER: The land, $700.00; improvements $6600.00, a total of $7300.00.

MR. CHERNIACK: My lord, may I ask my learned friend to produce an inspection report or an appraisal by the Canada Permanent Trust Company of April 27th, 1942.

MR. HUNTER: Yes.

MR. CHERNIACK: My lord, this statement is signed by the Canada Permanent Trust Company per E.G. Summers, or Gummers--no, I think it is E.T. Summers, and is dated April 27th, 1942, and it has the Custodian's receipt stamp on it showing April 29th, 1942.

My lord, the appraisal states--

MR. HUNTER: It is not an appraisal; it is an inspection.

MR. CHERNIACK: I am sorry, then; the inspection report sets out the name of the claimant, the address, and states, "1. Location: 514 Alexander Street, East End near waterfront.

"2. Real Property: 2 storey brick and cement veneer, value, say, $4000.00., 25 foot frontage." That is the portion of the inspection report which I consider important. The balance goes on about

the personal equipment, insurance, liabilities, and recommendations.

(DOCUMENT MARKED EXHIBIT NO. 3).

MR. HUNTER: I think my learned friend will confirm from that that the insurance is one thousand dollars, my lord.

MR. CHERNIACK: Yes, that is correct.

My lord, I have a note in connection with certain letters on the Custodian's file, if I may ask my learned friend to produce them. There is an offer made by the Canada Permanent of May 22nd, 1944, and an acceptance on May 26th, 1944.

THE COMMISSIONER: What are the dates?

MR. CHERNIACK: An offer on May 22nd, 1944, and an acceptance on May 26th, 1944, and the subsequent rejection on June 1st, 1944. This letter, my lord, from the Canada Permanent Trust Company is dated May 22nd, 1944, and refers to Jap file 3393, Sasaki, Tsuchinosuke. "We have received an offer of $4,200.00 cash subject to our commission for 514 Alexander Street. Our clients have deposited $2000.00 with us on account of their offer, and will pay the balance immediately, if the offer is accepted. They would like to know your decision as soon as possible, as they have another property in mind, and also they wish to negotiate with the present tenant, about the purchase of her business.

"This offer is made by Alexander Zajai, and his wife, Mary Zajai, of 784 Keefer Street. They have examined the property and are fully aware of

its condition, and will take subject to the existing tenancy and condition."

The second letter I referred to is a reply from the Custodian to the Canada Permanent Trust Company. It is a lengthy reply and is more or less a form letter which states that the Custodian is prepared to recommend the acceptance of the offer and requests a certified cheque.

THE COMMISSIONER: What is the date of that accpetance?

10 MR. CHERNIACK: May 26th, 1944. Subsequently, on June 1st, 1944, is another letter from the Custodian to the Canada Permanent Trust Company referring to this first letter of the 26th of May, 1944, stating, "In going into this matter further, we find that there may be difficulty in our completing this transaction on account of an arrangement with the Japanese owner made prior to evacuation with the present tenant. For the time being, therefore, we must ask you to disregard our letter

20 in connection with the acceptance of Mr. and Mrs. Zajai's offer.

"We may say that providing an arrangement is made with the present tenant, you will be protected with regard to the matter of commission."

May I ask my learned friend to produce, my lord, a letter by the Custodian to the tenant, dated the 6th of June, 1944. This is a copy of the letter, my lord, from the Custodian to the tenant and is dated June 6th, 1944, and is addressed

30 to the tenant and refers to a letter of June 1st.

There is a pencilled notation above the 1st saying "the 6th", but I believe the pencilled notation is wrong. I would ask my learned friend if he can to produce the letter referred to submitting an offer by the tenant dated June 1st, 1944.

My lord, if I may read this letter. It is dated June 6th, 1944. It is a carbon copy of a letter to the tenant by the Custodian referring to 514 Alexander Street.

10 "We have your letter of June 1st in which you submit an offer of $4200.00 on the above property.

"We note that you are prepared to release Tsuchinosuke Sasaki from the agreement he made with you for the re-purchase of chattels. A formal document in connection with this matter will be prepared for your signature."

The balance of the letter goes on to say that they are prepared to recommend acceptance of the offer and asking for a certified cheque.

20 THE COMMISSIONER: All these letters then can go in as Exhibit 4.

MR. CHERNIACK: Yes, my lord.

(4 LETTERS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: I have not as yet the letter referred to. That is the offer by the tenant dated June 1st. It has not yet been produced.

THE COMMISSIONER: It is really a surplage, isn't it? The Custodian's letter tells us what the offer is.

MR. CHERNIACK: The date of the offer is the 1st of

30 June. The letter to the Canada Permanent Trust

Company sets out that due to some arrangement they could not go through with the sale.

MR. HUNTER: I have no doubt my learned friend is trying to make some point, but what does it matter? I cannot quite see the relevance of all these documents.

THE COMMISSIONER: It may be contended that the Custodian should have traded one off against the other, and improved the price.

10 MR. HUNTER: I don't think the Custodian is on trial, my lord. It is a question of whether he got a fair market value, and unless there is some reference to that --

THE COMMISSIONER: That will be a matter of argument. The evidence is in and counsel can make what they can of it.

MR. HUNTER: I submit that this real estate was sold for its fair market value, and I further submit that the chattels were sold for their fair market

20 value.

MR. CHERNIACK: I am sorry, my lord; we are withdrawing the claim for the chattels. I forgot to mention it.

THE COMMISSIONER: Is there anything more than the matter of value in it, Mr. Hunter?

MR. HUNTER: There may be something here I want to put in, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Sasaki, when you leased this property to Mrs.

30 Scott, did you make some arrangement with her

whereby she would have the first right to buy in case you were going to sell?

A No, I didn't make any such arrangement.

Q You made an agreement to sell the furniture, is that it, or her furniture, or her the furniture?

A Yes, I sold the furniture.

Q And under the agreement you agreed to buy it back for the same sum as she paid at the end of two years or soon as you decided after that?

10 A Yes, I did.

MR. HUNTER: It is submitted, my lord, that the reason this person was given a chance to buy at a similar price was that the claimant was obligated to re-purchase this at $650.00, and at that time it was estimated that once the furniture was out of the boarding house it wasn't worth $100.00. If they could get the same price from the rooming house operator as someone else, they would actually be saving money for the claimant. That is why the

20 original offer was accepted and then turned down, and the sale for the same amount made to the tenant. That is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. CHERNIACK: No, my lord. My learned friend has given you the reason why I introduced this correspondence. Had the file shown this, it might have saved us some time.

MR. HUNTER: I would like to assure my learned friend that I am just as aggravated as he is when these

30 files are not complete.

THE COMMISSIONER: That is all, thank you.

(Witness aside).

THE COMMISSIONER: That is our list for today.

(PROCEEDINGS ADJOURNED SINE DIE)

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

Mark H. Pearce.

"MARK H. PEARCE"
Official Reporter.

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Case 973 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

3393

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

(1) NAME SASAKI, Tsuchinosuke (RCMP) Reg. No. 01954
(Print) Surname Given Name

(2) Pre-Evacuation Address 514 Alexander Street, Vancouver, B. C.

(3) Present Address 727 McIntosh Street, Fort William, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 514 Alexander Street, Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Vancouver, Blk. 42, Lot 8, D.L. 196

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - $ 900.00
(ii) Buildings - - - - - - - - - - - - - - - $ 6700.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7600.00
(v) Amount at which Custodian sold property and credited your account - - $ 4200.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3400.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
514 Alexander Street, Vancouver, B.C.

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

(c) How stored or packed at time of evacuation
Packed in Wooden Boxes

(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") In care of Mr. Scott who turned it over to Custodian

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

1.	Chattels sold by auction by Custodian	Estimated Value $
2.	on Nov. 2/44, Nov. 9/44, Nov. 23/44,	Estimated Value $
3.	Dec. 21/45, and Mar. 29/46. per attached list	Estimated Value $ 732.10
4.		Estimated Value $
5.	Received by Custodian	~~Estimated Value~~ $ 149.75
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 882.35

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) - $ 3982.35

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

(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 Ontario)
TO WIT:)

I, Tsuchinosuke Sasaki of the City of Fort William in the Ontario

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 Fort William in the Province of Ontario this 22 day of November A.D. 1947.)

T 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.

NAME - SASAKI, Tsuchinosuke

REGISTRATION NO. 01954 FILE NO. 3393

The following chattels were sold by auction on November 2, 1944.

	Estimated value	Sale Price
Pictures	5.00	2.50
Box of junk	10.00	.65
6 Crocks (one badly cracked)	45.00	5.30
Pictures and picture frames	4.00	2.25
2 Dolls	3.00	1.85
Camera	10.00	2.50
Fish lines	3.00	1.05
Fans and lacquer ware	3.00	1.35
2 Ornaments	5.00	3.35
Cups	5.00	1.50
Electric iron	5.00	2.20
Crockery	7.00	2.95
Miscellaneous goods	10.00	2.75
Tea pot	1.50	.50
2 Racks and galvanized pipe	3.00	1.05
Galvanized pan	1.50	.55
Shelves	1.00	.25
Filing cabinet	10.00	3.00
Tool chest	6.00	.75
2 Wooden slabs (chopping blocks)	.75	.75
Child's set of table and chairs	5.00	3.10
Child's rocker	3.50	1.40
Rocking horse	4.00	2.75
Dresser (poor condition)	6.00	2.00
Singer sewing machine (3)	250.00	62.50
Child's blocks (toy)	1.00	.60
Alarm clock	5.00	2.35
Clock	5.00	2.00
	419.25	113.75

SOLD BY AUCTION ON NOVEMBER 9, 1944.

2 Old Mirrors	4.00	1.25
Book	10.00	.75
Dishes	6.00	1.70
Lacquer ware	2.50	1.00
Toys and ornaments	25.00	10.85
2 Pictures	.25	.25
Smoker set	4.00	1.75
Box of sundries	6.00	2.50
Frying pan	1.00	.85
Home made soap	2.00	1.10
	~~22.00~~	~~60~~
	60.75	22.00

SOLD BY AUCTION ON NOVEMBER 23, 1944.

	Est. value	Sale price
Bridge table	2.50	1.00

SOLD BY AUCTION ON DECEMBER 21st, 1945.

Japanese dolls	5.00	1.10
Cash box	1.50	1.00
Festival toys	5.00	1.25
	11.50	3.35

SOLD BY AUCTION ON MARCH 29 th, 1946.

Books	.10	.10
Records	5.00	.80
Dishes	2.00	.70
Shoes	8.00	2.75
Saw	6.00	1.55
Axe	1.00	1.00
Trunk	10.00	1.50
Toys	1.00	1.00
Records	5.00	.25
	38.10	9.65

Carpenters tool box with tools not accounted for.	200.00
TOTAL ESTIMATED VALUE	732.10
TOTAL SALE PRICE	149.75
TOTAL LOSS	582.35

T. SASAKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

01954
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
514 Alexander St., Vancouver, B.C. 2 story lodging house	8 rooms - 1st floor - private bath for one room (include toilet). Second floor has 11 rooms and joint bath (including toilet) for use of these rooms and 7 rooms on first floor.	Brick - cement foundation - full cement cellar (floors and walls) tar and gravelled roof - Lath and plaster walls (inside) one room hardwood floor - rest fir floors. Hot water heating	Lodging house	25 x 122	1939	Sept.

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Light industrial district Partly residential area. Mostly Japanese.	$4250.00	(1) Re-cemented side walls on top of brick in 1940 (both sides) and tarred and re-cemented basement walls (one side). Cost approximately - over	$400.00	$7600.00 (land and improvements)
		(2) Re-conditioned furnace and replaced basement pipes for hot water system. Cost about	375.00	
		(3) Installed 2 kitchen cabinets for 2 suites and levelled flooring where required. Carpenter labour and materials - cost about	175.00	
		(4) New linoleum and redecorated in 1940 - cost - - (6 rooms) approx.	350.00	
		(5) Repairs to roof in 1940 - cost about	100.00	
		(6) New blinds in all rooms - 1942 - approx. cost	100.00	

Comments re upkeep of premises:
I kept these premises in good repair ~~and~~ during my period of occupation.

Comments re Appraiser's report not covered above: This building was not vacant during the period of my occupation and was fully rented except for occasional seasonal vacancy. If the premises deteriorated after my evacuation, this must be the responsibility of the Custodian. They were left in very good repair. The Custodian expended no money on repairs according to the copies of his ledger statement. The decoration, when I was evacuated was in good condition and if deteriorated in 1944 same remarks apply.

COMMENTS: During 1942 my approximate gross revenue from the property from rentals was $1800.00 and approximate net revenue (after all carrying charges deducted) was about $950.00. I consider that the rental return ~~states~~ speaks for itself, despite the appraiser's opinion that this was too good of a building for the district and that the rooms are too large for a comparable return to be obtained. At the time of my evacuation, I rented this property to Mrs. Scott for 2 years at a nominal rental of $40.00 per month. I rented at this low figure becuase I wanted to have someone in charge of the property whom I trusted and because I believed the war would be over by then. and we would be returned. Considering the improvements I made, the rental value of this property, the assesment at $7300.00, and its eligibility as a well paying lodging house proposition, I believe that the worth would be at the least, the sum of $7600.00 which I am claiming, at the time it was sold by the Custodian in June 1944.

EXHIBIT No. 973-1
DATE 22 apl 1948
FILED BY S. M. Lerniack

T Sasaki
Signature

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.

EXHIBIT No. 973-2
DATE 22 apl 1948
FILED BY
L. M. Chernicki

November 16th, 1944.

Rec'd NOV 18 1944
File No. 3393
Ans.
Referred Hanop

The 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. 15, 514 Alexander Street, City.
Lot 8, Block 42, District Lot 196.

The above lot is on the South side of Alexander Street, between Jackson and Princess Avenues, and is 25 x 122 feet. It is level with the lane but about four (4) feet above Alexander Street.

On this ia a two (2) storey and basement, solid brick building, covering the whole lot, with the exception of a setback on the West wall 50 x 5 feet for light purposes, this setback having wood and stucco walls. The basement is the full size of the building with cement floor. The walls are of cement and the tenant advised that water seeped through them during the winter. On the East wall of the building and running a distance of 40 feet from the back of the building, the main sill, stringers and floors show dry rot badly. There is a hot water heater, with slight crack - and a robin-hood heating boiler which appeared in fair condition. The tenant advised that water pressure in the hot water system was poor due to corroded pipes and this was evident from the poor pressure upstairs.

On the upper two (2) floors there are 19 rooms - all large, Eight (8) on the first floor and Eleven (11) on the second. On the first floor three (3) of the rooms are without hot and cold water. The front two rooms (2) form a suite with private bathroom and sink. The other three rooms, each have a basin with hot and cold water. There is one (1) public bathroom, containing sink, but no bath and one (1) public toilet. The floor in the back room is badly dry-rotted along the West wall. There are eleven (11) rooms on the 2nd floor, all with basin, hot & cold water. There is one (1) public bathroom - with bath only and one (1) public toilet. ALL public rooms have tile floors.

It was not possible to see the roof, but there are signs of it leaking round the chimney and in the upper hall, the front two (2) rooms smelling very damp and musty. Decoration throughout is poor.

I understand that this building was vacant and unused for several

years. In my opinion this is too good a building for the district it is in, and the rooms are too large to enable a comparable return to be obtained.

As at the date of inspection 27th September 1943 - I feel a fair valuation to be $2,200.00.

Yours faithfully,

Loewen and Harvey, Limited.

A Rout Harvey

Director.

ARH/F.
encl. 1.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

January 31, 1944.

Catalogue #15.

514 Alexander St., 8/42/196.

This is a two storey brick building with full cement basement, containing eight rooms on the first floor, one room has private bath. The second floor has eleven rooms, hot and cold water in each room, one bath and toilet on this floor. Hot water heating system; the outside is in very good condition but the inside needs considerable repairs. The joists, also the floor, on the main floor are dry rotted and in need of attention at once. This is serious. The roof leaks but do not believe that is an expensive job.

Value for sale . . . . . $3500.

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

Asking 2500.
To out of line each room

3393

File No.

Date: April 27, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 29 1942

Office of the Custodian
Japanese Evacuation Section
Royal Bank Building
Vancouver, B. C.

Attention Mr. C. L. Drewry

NAME: Sasaki, Tsuchinosuke

ADDRESS: 514 Alexander Street, Vancouver, B. C.

Reg. No. 01954

Real Estate and Personal Property

1. Location: 514 Alexander Street - East end, near water front, brick and cement veneer.

2. Real Property: 2 storey brick and cement veneer - value - say - $4000.00. 25' frontage.

3. Personal: operated by Mrs. Scott, who is buying equipment for $650.00 - still owes $150.00, pays $40.00 rent for building to T. G. Cather, 1924 Barclay Street.

4. Insurance: $1,000.00

5. Liabilities: Taxes $205.00

6. Recommendations: owner made all arrangements, which appear to be satisfactory. The Custodian may wish to take over collection of rents.

E.T. Summers/H.

The Canada Permanent Trust Company

Per: E Summers

EXHIBIT No. 973-3
DATE 22 apl 1948
FILED BY
P. M. Ebermack

EXHIBIT No. 973-4
DATE 22 apl 1948
FILED BY
R. M. Cherniack

3393

6th June, 1944.

Mrs. M.P. Scott,
514 Alexander Street,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No.514
514 Alexander St.

We have your letter of June 1st in which you submit an offer of $4,200.00 on the above property.

We note that you are prepared to release Tsuchinosuke Sasaki from the agreement he made with you for the repurchase of chattels. A formal document in connection with this matter will be prepared for your signature.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price, namely $4,200.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

The Canada Permanent Trust Company

British Columbia Branch Office
Vancouver.

May 22nd, 1944.

EVACUATION SECTION
Rec'd MAY 22 1944
File No. 3393
Ans.
Referred HARROP

The Custodian of Enemy Property,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Cat 15

Dear Sirs:

Re: Jap. file 3393 - Sasaki,Tsuchinosuke

We have received an offer of $4,200 cash, subject to our commission, for 514 Alexander Street. Our clients have deposited $2,000. with us on account of their offer, and will pay the balance immediately, if the offer is accepted. They would like to know your decision as soon as possible, as they have another property in mind, and also they wish to negotiate with the present tenant, about the purchase of her business.

This offer is made by Aleksander Zajai, and his wife Mary Zajai, of 784 Keefer Street. They have examined the property and are fully aware of its condition, and will take subject to the existing tenancy and condition.

Yours faithfully,

H E Bond.
Manager.

E.T.Summers/W
EA.9221.

3393

26th May, 1944.

The Canada Permanent Trust Company,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 15
514 Alexander Street

Your letter of the 22nd instant written on behalf of Mr. & Mrs. Aleksander Zajai, in which you submitted an offer to purchase the above property for the sum of $4,200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price, namely $4,200.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

PMH

3393

1st June, 1944.

The Canada Permanent Trust Company,
432 Richards Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 15
514 Alexander Street

Please refer to our letter to you of the 26th ultimo.

In going into this matter further we find that there may be difficulty in our completing this transaction on account of an arrangement which the Japanese owner made prior to evacuation with the present tenant. For the time being, therefore, we must ask you to disregard our letter in connection with the acceptance of Mr. & Mrs. Zajai's offer.

We may say that providing an arrangement is made with the present tenant you will be protected with regard to the matter of commission.

Yours truly,

F. G. Shears,
Director.

FGS/PMH