3393

BUREAU HASTINGS PARK

FORM "JP" FILE NO. 3393

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

Copied

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

PERSONAL INFORMATION

NAME: SASAKI. Tsuchinosuke.

HOME ADDRESS: 514 Alexander St. Vancouver, B.C.

REGISTRATION NUMBER 01954 SEX: Male AGE: 56

OCCUPATION: Rooming House Proprietor.

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

EMPLOYER: Self.

MARRIED? Yes.

NAME OF WIFE OR ~~HUSBAND~~: Hisao.

ADDRESS OF WIFE OR HUSBAND: Japan.

NAMES OF ANY LIVING CHILDREN: Kazuni (M)

ADDRESS OF CHILDREN: Japan.

AGE OF CHILDREN: 18.

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

1. LOCATION AND DESCRIPTION: B 1005. Lot 8, Blk 42. D.L.196
[redacted] 514 Alexander St. Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:
17 Room Rooming house.

3. INSURANCE (Give particulars; state where policies are) Quebec Fire Insurance Co. Vancouver, B.C. British American Securities Ltd1 Agents Canada Life Blg. Vancouver. Policy #724978 $1.000.00 on Bldg & Contents.

4. TAXES (Amount and where payable) $205.00 City Hall. Vancouver.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
None.

6. OCCUPANCY AND LEASES (If vacant so state) Still occupied.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Owners possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.

9. IF FARM LAND STATE CROPS SOWN None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

None. Contents of Roominghouse sold to a Mrs. Scott who will operate same.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS:

None.

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Yes, by new owner.

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 1- $50.00 Victory Bond Owners possession.

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: None.

10. INTEREST IN ANY ESTATES OR TRUSTS. None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS:

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 13th. day of April. 1942.

(Signature) T Sasaki

L.G. Bardwell.
Witness

FOR DEPARTMENTAL USE

Name of Claimant SASAKI, Tsuchinosuke

Case 973

Custodian File 3393

REAL PROPERTY

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: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % 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

INFORMATION FROM R.C.M.P.

DATE July 16, 1943

Our File No. 3393

Full Name SASAKI, Tsuchinosuke
(Surname in Block Letters)

Registration No. 01954 Male - Female (Check) V Age Mar. 19/1886

Former Address 514 Alexander Street, City
666 Alexander St. - 323 Powell Street, City.

Date Evacuated Oct. 26/42 Naturalized - Canadian-Born - National (Check) V

Lic'd me Denied ed. 5/9/46
Int'n'l Division. ad.

[redacted]resent Address Lemon Creek, B. C.

Married - Single (Check) V

Name of Wife nee (SUGI)Hisayo (In Japan)

Name of Husband - - - -

Name of Mother SHINKAWA, Sao (In Japan)

Name of Father SASAKI, Hehachi (Dec'd)

Names of Children under 16

[redacted]

Requested by L.F. Registered with Custodian Yes (Yes or No)

Additional Information Rooming house at 514 Alexander St., City.

--SUMMARY--

December 22n, 1945.

--REAL ESTATE--

File No. 3393
Reg. No. 01954

Catalogue No:	15
Japanese Name:	Tsuchinosuke SASAKI
Civic Address:	514 Alexander St.,Vancouver, B.C.
Legal Description:	Lot 8, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196, Vancouver, B.C.
Classification:	Rooming House

- - - - - - - -

Registered in the name of:	Tuchinosuke SASAKI
Title:	Clear
Sold to:	Arnold Reay Scott and Mary Patricia Scott for $4,200.00 Cash as at June 12, 1944.
Title:	delivered to Mary P. Scott and Arnold R. Scott August 22, 1944: all adjustments having been completed.
Funds:	Released to the credit of SASAKI, August 16, 1944 and SASAKI advised of completion of sale Sept.21, 1944.
Chattels:	Not involved, except Mrs. Scott released any claim she had against SASAKI in respect to Conditional Bill of Sale of Furniture and Furnishings dated April 8, 1942.
Fire Insurance:	Transferred to Purchasers July 10, 1944.-Memorandum
Remarks:	See "Summary Real Estate" continued.

The above Summary is certified to be in accordance with the information on file.
December 22nd, 1945.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

-- SUMMARY--

December 22nd, 1945.

--REAL ESTATE--

(continued)

File 3393
Reg. No. 01954

The property known as 314 Alexander Street and Catalogue 15 on our records was a lot 25' x 122' on which was a 2 storey and basement solid brick building occupied as a Rooming House. There were 19 rooms on the upper 2 floors. The premises were rented by SASAKI to a Mrs. Mary Scott on lease at $40.00 per month, which rate was subsequently reduced by the Rent Control Board as of November 15th, 1942 to $35.00 per month. The handling of this property was assigned to the Canada Permanent Trust Co. of 432 Richards Street by the Custodian. They, as Agents, attended to the collection of the rents, and the looking after of the property generally. The building was regarded as in only fair condition but owing to the substantial nature of its construction, did not require much expenditure for maintenance by the owner. Rents were paid to date of sale of the property to the Tenant, Mrs. Mary P. Scott and Arnold R. Scott, her husband, as at June 12, 1944. The sale price was $4200.00 cash. This property was appraised by Loewen & Harvey Ltd. at $2200.00 and by Pemberton REalty Corp'n Ltd. at $3500.00.

The administration of the property did not necessitate any unusual attention on the part of this office. No criticism was received from SASAKI regarding the administration or sale price of the property.

The above Summary is certified to be in accordance with the information on file December 22, 1945.

B.R. Dusenbury

B.H. Dusenbury,
Administration Department.

December 22, 1945

File No.
3393

— SUMMARY —

- REAL PROPERTY —

Tsuchinosuke SASAKI,
Reg. No.01954

re: 514 Alexander Street,
known as
Lot 8/42/196/196,
Vancouver, B.C.

Assessed Value 1943

Land	$700.00
Improvements	6600.00

Appraisals -

Pembertons	3500.00
Loewen & Harvey Ltd. -	2200.00

Sale Price $200.00

B.R. Dusenbury

B.R. Dusenbury,
Office of the Custodian.

REG. NO.	NAME	FILE NO.
01954	SASAKI, Tsuchinosuke	3393

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
London Guarantee & Accident Co. Ltd.	Transferred to New Owners Instl. 5/7/44 559825	$2000.00	June	26	45	Lot 8, Block 42, D.L. 196 #514 Alexander Street, Vancouver, B. C.
London Guarantee & Accident Co. Ltd.	Transferred to New Owners Instl. 5/7/44 599814	$2000.00	May	23	45	Lot 8, Block 42, D.L. 196 #514 Alexander Street, Vancouver, B. C.

----SUMMARY---

December 22nd, 1945.

--FIRE INSURANCE--

Fire Insurance was maintained on Building while required. While the JP form reveals a policy for $1,000.00 on Building and contents, no other reference is made to Insurance on Contents, and it is assumed that that policy was on building only. Subsequently the Fire Insurance was increased to $4,000.00 on the building which amount was transferred to the purchasers as per memorandum of July 10, 1944. The return premiums received were $6.68 on the policy expiring May 23, 1945 and $10.73 on the policy expiring June 26, 1945 and these amounts were credited to SASAKI accordingly. They are shown in the Statement of Adjustments dated August 16th, 1944.

The above Summary is certified to be in accordance with the information on file.
December 22nd, 1945.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

File No. 3393 —SUMMARY— December 22nd, 1945.

—LIABILITIES—

Yoshisaemon SASAKI
Reg. No. C1954

No Claims against SASAKI are revealed on this file except a conditional claim initiated in the Conditional Bill of Sale between SASAKI and Mrs. Scott dated April 8th, 1942 covering Furniture and Furnishings at 514 Alexander St. Vancouver, B.C.,which claim was released by Mrs. Scott by document dated June 13th, 1944.

An account for refund of maintenance amounting to $179.85 by the Dept. of Labour, Japanese Division dated June 21, 1944 was submitted and payment approved by SASAKI on that date. It was paid by cheque dated July 6th, 1944 through the office of the Custodian.

The above Summary is certified to be in accordance with the information on file December 22nd, 1945.

R. Dusenbury

R.R. Dusenbury
Administration Department.

File No. 3393 --SUMMARY-- December 22nd, 1945.

--PERSONAL PROPERTY---

Tsuchinosuke SASAKI
Reg. No. 01954

CHATTELS: The declaration of SASAKI dated April 13th, 1942 indicates the following:- None "Contents of Rooming House sold to a Mrs. Scott who will operate same." This refers to Rooming House at 514 Alexander St.,Vancouver, B.C. and Mrs. Scott was the party to whom SASAKI had leased same. A Conditional Bill of Sale between SASAKI and Mrs. Scott dated April 8th, 1942 had been executed covering Furniture and Furnishings at that address, except reservations of certain chattels located in Rooms 4, 15, 19 and the basement which were not included in the sale. The sale price under the Bill of Sale was $650.00, of which SASAKI received direct the sum of $500.00, the balance of $150.00 being collected and credited to SASAKI's account on our books. A claim condition in the Bill of Sale was released by document dated June 13th, 1944 by Mrs. Scott.
The Chattels in Room 15 were reported to our representative by Mrs. Scott as belonging to Harold ABE, who before being interned, sold them for his own account.

The Chattels in Rooms 4, 19 and in the basement were subsequently removed to Custodian's warehouse and later disposed of at Public Auction as indicated by accounts sales No. 516 and 517 and 519 on file. These have been forwarded to SASAKI with a report dated Dec. 22nd, 1945. The net amount derived from these sales was $102.55 and was credited to SASAKI's account. SASAKI did not leave any list of Chattels and the items appearing on the Accounts Sales are the only record we have of Rooms 4, 15, 19 and the basement except as shown in Memo of March 13th, 1944.

DX

Our representative reports that the Accounts Sales represent and account for all the Chattels coming into the custody of the Custodian.

BONDS: Shares - The only Bond revealed as belonging to SASAKI was a 1-$50.00 Victory Bond held in his own possession as declared in his registration form dated April 13th, 1942. No action by the Custodian.

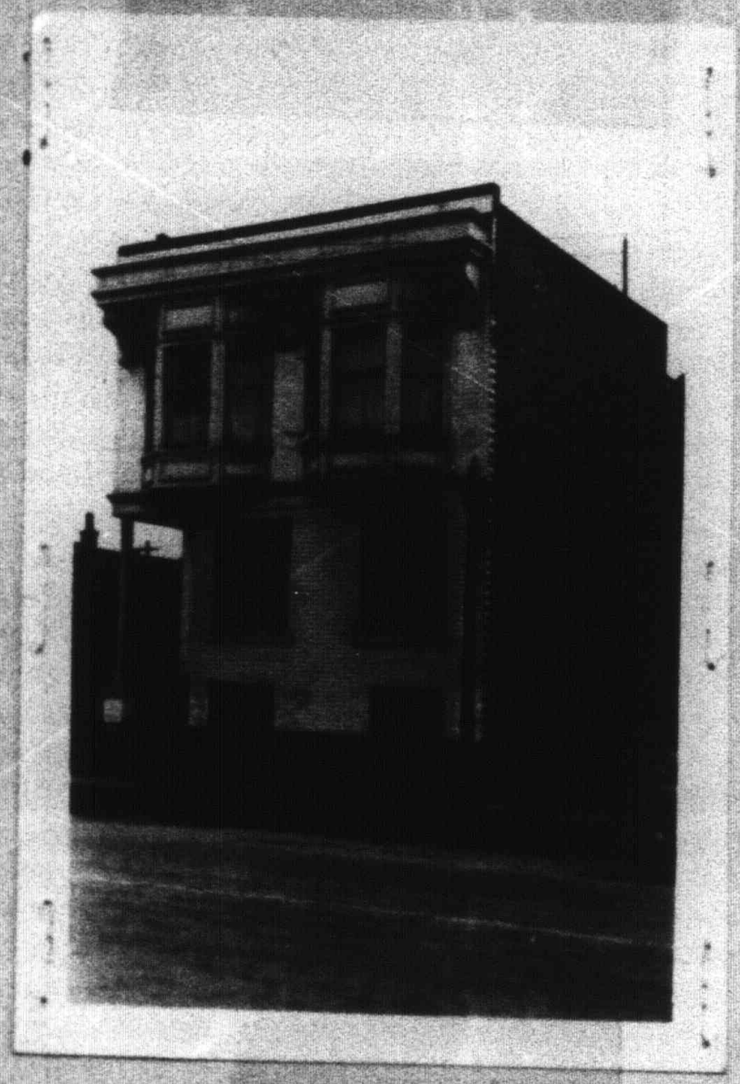
SPECIFIED ARTICLES: No Cameras, Radios, Fire Arms, Vessels or Automobiles were revealed as belonging to SASAKI.
A Credit Balance of $3834.96 is shown on Custodian's books
No other personal property revealed on this file.

The above Summary is certified to be in accordance with the information on file, December 22, 1945.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

SASAKI, Tsuchinosuke
Evac. File #3393
514 Alexander St., Vancouver, B. C.



Picture Taken April 8, 1943.

File No. 3393 CHATTEL SCHEDULE Sept. 7th, 1946

Re Tsuchimasuke SASAKI
Reg. No.01954

Declared on J.P. Aug. 13/42	Sold at Auction ::	Remarks
None.	#516	
Contents of rooming house sold ~~Shiro Goto 9321 of solor [illegible] of Rm.4 1/2 Basement~~	Pictures Box of junk 6 crocks(one cracked badly) Pictures & pict. frames 2 dolls Camera Fish lines Vase & lacquer ware 2 ornaments Cups Electric iron Crockery Miscellaneous goods Tea pot 2 Racks & galvanized pipe Galvanized pan Shelves Filing cabinet Tool chest 2 wooden slabs(chopping blocks) child's set of table & chairs child's rocker Rocking horse Dresser(poor condition) Singer sewing machine child's blocks(toy) Alarm clock	X These could not be traced. XX Contents of Rm. 15 were apparently sold by Harold ABE. Int. File 940 prior to internment.
April 20/46-letter X 2 machines,(one motor X machine(presumably sewing machines) XX Rm. 15 - XX Bed mattress chairs table cabinet gas stove bureau.	#517 2 old mirrors Book Dishes Lacquerware Toys and ornaments 2 Pictures Smoker set Box of sundries Frying pan Home made soap #519 Bridge table #58 Japanese dolls Cash box Festival toys #59 Books saw records Records Axe Dishes Trunk Shoes Toys	In Dsp.

Conditional Bill of Sale

"CONDITIONAL SALES ACT"

These Presents Witnesseth:

That TSUCHINOSUKE SASAKI of the City of Vancouver

of the Province of British Columbia, hereinafter called the Seller, has delivered

to MARY PATRICIA SCOTT

residing at 514 Alexander Street in the City of Vancouver

hereinafter called the Buyer, the personal property hereinafter described, under a contract of conditional sale, the terms and conditions of which contract of conditional sale are as follows, to wit:

1. Said property is now and shall remain the absolute property of the Seller until after the full and complete payment of the purchase price therefor, which purchase price is the sum of $ Six Hundred and Fifty Dollars

2. That the Buyer has this day paid to the Seller, on account of said purchase price, the sum of $ 440.00 the receipt of which is hereby acknowledged.

3. That the balance of said purchase price, to wit: $ 210.00 is payable as follows:

Sixty Dollars ($60.00) falls due and payable on the eleventh day of April, 1942.

Ten Dollars ($10.00) falls due and payable on the first day of July 1942 and ten dollars ($10.00) falls due and payable on the first day of each consecutive month thereafter until the full amount of the unpaid principal is satisfied.

All payments to be made to F. G. Carter of 1924 Barclay Street, in the City of Vancouver, the Province of British Columbia, and his receipt will be sufficient evidence that such payments have been made.

4. That on full payment of said principal and interest, according to their terms, the title of said property shall vest in the Buyer subject to the conditions hereinafter contained.

5. The said property and every part thereof at all times while out of the possession of the Seller shall be at the risk of the Buyer, and all loss or damage of said property or any part thereof shall be borne by the Buyer, and no such loss or damage shall operate to extinguish or diminish the Buyer's liability; and the Buyer further agrees to keep the said property insured in a sufficient amount in favor of the Seller in a Company to be selected by the Seller or his Agent, to cover his interest at all times before the vesting of said title in the Buyer by the making of said payments as aforesaid.

6. The Buyer shall at all times while the said property is in possession of the Buyer have the right to use the same for all uses and purposes for which said property is designed.

7. Possession of said property was taken by the Buyer on the ..... day of ....., 19 42

8. Said property is described as follows, to wit:

All the furniture and furnishings found in, around, and upon the premises known as 514 Alexander Street, in the City of Vancouver, Province of British Columbia, save and except the contents of Rooms 4, 15, and 19 and also those goods stored in the basement on the said premises.

It is further agreed by and between the seller and the buyer that the buyer will sell back to the seller all the goods and chattels that the buyer has now purchased for the same sum that she is now paying at the expiration of two years from date and the seller also agrees to purchase them and pay the said sum of $650.00 if the goods are all there and in good condition save and except ordinary wear and tear.

9. In case default shall be made in the payment of any of the said instalments on account of principal or interest, as and when the same shall become due and payable according to their terms and conditions, or should the Buyer at any time fail to do, observe, or perform any of the terms, covenants or conditions herein contained, or should the Seller feel unsafe with respect to said goods or the unpaid balance of purchase price, then upon giving notice to the Buyer in that behalf, the whole of the balance of purchase price remaining unpaid shall immediately become due and payable and in default of immediate payment the Seller shall be empowered to take possession of the said personal property with or without process of law, as the Seller may elect, and this contract shall thereupon be and become forfeited and determined at the election of the Seller and all sums therefore paid by the Buyer shall be retained by the Seller as rent for the use of said personal property, but provided, however, that any such default on the part of the Buyer shall not operate to extinguish or diminish the Buyer's liability. Provided further that the Seller may upon taking possession of the aforesaid goods elect to resell the said goods and apply the proceeds of such sale first in payment of all costs and expenses of seizure and sale, and the balance on account of the purchase price still remaining unpaid and in case of any deficiency the Buyer shall upon notice immediately pay the amount of purchase price then still remaining unpaid.

10. Payment in full of the hereinbefore mentioned purchase price is a condition precedent to the sale and transfer to the Buyer of the above described property.

11. Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the parties hereto have hereunto set their Hands and Seals this eighth day of April A.D. 19 42

SIGNED, SEALED AND DELIVERED
In the presence of

Gert Jacobs
245 E. Hastings St.,

Tsuchinosuke Sasaki

Mary Patricia Scott

Done ✓

Ck Lease

The Canada Permanent Trust Company

HALIFAX - SAINT JOHN
TORONTO - BRANTFORD - WOODSTOCK
WINDSOR - REGINA - EDMONTON
VANCOUVER

British Columbia Branch Office
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 13 1942

June 12th, 1942.

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

(Your File No.3393)

Dear Sir:

Re: SASAKI, Tsuchinosuke.

We are in receipt of your letter of June 2nd.

Enclosed you will find our cheque for $40.00, being rent for the month ending June 30th, 1942, the first payment by Mrs. Scott to us, as tenant of 514 Alexander Street. We have written to her for a copy of her Lease with the owner. ✓

With regard to the fire insurance, we have asked Mr. Wickwire of Ker & Ker Ltd., who placed the former fire insurance coverage on this property, to let us have the total insurable risk. We shall forward to you his report.

Yours faithfully,

H. E. Bord
Manager.

E.T.Summers/C
Encl-

REAL ESTATE · RENTALS

LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B C

AGENTS
LONDON GUARANTEE & ACCIDENT CO., LTD.

ROYAL INSURANCE COMPANY, LIMITED

THE NORTHERN ASSURANCE COMPANY, LIMITED

SCOTTISH METROPOLITAN ASSURANCE CO., LTD.

THE CASUALTY COMPANY OF CANADA

24

June 13,1942.

CANADA PERMANENT TRUST COMPANY
RECEIVED
JUN 15 1942
ANSWERED

Attention of Mr. Somers

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

Dear Sirs:

RE: 514 ALEXANDER STREET INSURANCE

It is difficult to place an exact insurable value on this property without an appraisal by qualified appraisers, for which they charge a substantial fee.

We agree with you that $2,000. is only partial coverage, but at that time he had none on, and last year he carried only $1,000., and we recommended he carry not less than $2,000., which he agreed to.

We are prepared to insure for an additional $2,000. and will be glad to have your instructions to do so. The building is probably quite old but is substantially built, and allowing for substantial depreciation, would be insurable for $3500. to $4500.

The writer was talking with the owners' nephew and he said $4,000. would be alright if the premium is paid by custodian from rents received.

Yours very truly,

KER & KER LIMITED,

Per Kel. Wilkins

W/F

3393

June 25, 1942.

Canada Permanent Trust Co.,
432 Richards Street,
Vancouver, B. C.

Dear Sirs:

Re: SASAKI, Tsuchinosuke.

We thank you for your letter of the 18th instant with enclosure, regarding the property owned by the above at 514 Alexander Street, Vancouver. Please arrange fire insurance to be extended to a total of $4000 as this would appear to be ample cover for this property. As the previous policy was taken out by Ker & Ker Ltd., we presume you will arrange this additional insurance through them. The premium will be paid from rents received.

Referring to your letter of June 12, in due course we shall be glad to receive copy of lease between Mrs. Scott, the present tenant of 514 Alexander Street, and Sasaki.

Yours truly,

D:MA

R. P. Alexander,
Assistant Manager.

Telephone Marine 4341

LOEWEN & HARVEY, LIMITED
Estate Agents Insurance
Mortgages Real Estate

EXHIBIT No. 973 - 2
DATE 22 Apr., 1948.
FILED BY S. M. Cherniack

751 Dunsmuir Street,
Vancouver, B. C.
November 16th, 1943.

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 Avenue, and is 25 x 122 feet. It is level with the lane but about four (4) feet above Alexander Street.

On this is 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.

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

Date: June 16th, 1948.

C. M. M. Saxby

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 5 1942

Vict Board

1924 Barclay St.
Dec 4th 42.

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

Dear Sirs, Re: File No. 3393

I have for acknowledgment receipt of your favour of the 2nd inst. with reference to T. Sasaki furniture at 514 Alexander St. Mr. Sasaki requested that I look after the collection of $150.00 being the balance due him on the furniture, payments to commence on the 1st July 1942 at the rate of $10.00 per month until paid. I have collected the sum of $60.00 being payments up to December. I was under the impression that Mr. Sasaki notified your office at the time of making the transfer of the premises.

Yours truly,

F. Carew

Ask for funds

3393.

December 9, 1942.

Mr. F. G. Cather,
1924 Barclay Street,
Vancouver, B. C.

Dear Sir:

Re: Tsuchinosuke SASAKI

We beg to acknowledge your letter of the 4th instant in which you state that the balance of the sale price of Mr. Sasaki's furniture amounted to $150.00 and that you have received payments of $10.00 monthly starting July 1st in reduction of this amount.

Kindly remit to this office by return mail $60.00 which you have already collected and thereafter kindly remit the monthly payments collected by you as received.

We understand that this sale of furniture amounted to $650.00 of which $500.00 was paid in cash and the balance to be paid $10.00 monthly as stated above. Will you kindly confirm this to us and, if possible, send to this office a copy of the Conditional Sale Agreement covering the transaction.

Thanking you for your co-operation, we remain,

Yours truly,

G. H. Peers,
Administration Department.

GHP/P.

Recvs

1924 Barclay St.
Vancouver BC
December 10th. 1942

ODIAN
ON
RECEIVED
DEC 15 1942

Office of the Custodian,
Japanese Evacuation section,
606 Royal Bank Bldg.
Vancouver B.C.

Dear Sirs, Re Tsuchinosuke Safaki Your file 3393

I have for acknowledgment receipt of your favor of the 9th. inst. relative to the above, and contents noted.

As requested I enclose herewith my cheque in the amount of Sixty Dollars ($60.00) being amount collected for the months July to December 1942 inc. at the rate of $10.00 per month.

As regards the balance of payments to be made by Mrs. Scott, it is my understanding in accordance with telephone conversation this date, that you will notify her to make all future payments to you direct. I shall appreciate your confirmation of this.

Regarding the sale price of the furniture, I have no knowledge of same, except that therewas a balance to be collected of $150.00 Mrs Scott could possibly advise you in this connection.

Your acknowledgment and official receipt will oblige,

Yours truly,
K. Cather
P.G.Cather

Ack.
Wrote Mrs Scott
& that owing - does

3393.

December 17, 1942.

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

Dear Madam:

Re: Tsuchinosuke SASAKI

With reference to the sale of the furnishings owned by the above to you on which we understand you are paying the sum of $10.00 on the first of every month, we would ask you in the future to kindly make these payments direct to this office instead of Mr. F. G. Cather.

We understand that a balance of $150.00 was payable at the rate of $10.00 monthly and that you have paid to Mr. F. G. Cather the sum of $60.00 leaving a balance of $90.00 to be paid.

When you come to this office at the beginning of January, we would ask you to kindly bring for our inspection the Conditional Bill of Sale covering the purchase of this furniture so that we may make a copy for our files.

Thanking you in anticipation of your co-operation in this matter, we remain,

Yours truly,

G. H. Peers,
Administration Department.

GHP/P.

3393

28th September, 1943.

A. Scott Esq.,
514 Alexander Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 15.
514 Alexander Street

With reference to your enquiry regarding the purchase of the above property, we have now received an independent valuation and the Custodian will not be interested in any sum less than $2,200.00.

If you should wish to submit an offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your bid will be recommended for acceptance.

Yours truly,

F. G. Shears,
Director.

pmm

Rec'd OCT 12 1943
File No. 3393
Ans.
Referred Harris

October 4th, 1943.

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

Dear Sir:

Re: Your file No. 3393

I hereby offer to purchase the property known as 514 Alexander Street, for the sum of $2,300.00. This amount to be paid on receipt of your acceptance of this offer.

Yours faithfully,

E. B. Low
Witness

C. R. Scott

Reserve

3293

13th October, 1943.

The Advisory Committee on
Japanese Properties in Greater Vancouver,
1017 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

We have just received a new offer on a property in Group "A" as follows:

Cat. No.	Address	Assessment	Harvey's Valuation	Tender	Bidder
15	514 Alexander St.	$7,300.00	$2,200.00	$2,300.00	A.R. Scott

This offer comes from the tenant of the property and we shall be glad to receive your advice as to the acceptance of this tender.

Yours truly,

F. G. Shears,
Director.

PGH

34

3393

October 21st, 1943

E.L. Law, Esq.,
Property Manager,
Canada Permanent Trust Co.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 15,
514 Alexander Street

Your letter of the 6th instant written on behalf of a client enclosing offer to purchase 514 Alexander Street for the sum of $2300.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than $3000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears,
Director.

FGS/AW

[illegible]

3rd December, 1943.

[illegible]

TO THE FILE.

Bar Catalogue No. 15
314 Alexander Street

Mr. Burke advised me that a newspaper report of the 30th November stated that Mr. A.E. Scott of 314 Alexander Street was arrested and charged with the unlawful purchase of liquor.

An offer of $2,200.00 for the purchase of this property by this man was recently submitted to the Committee. Mr. Burke indicated that from information the Committee had it was not desirable to complete a sale to this party.

The property was valued by Mr. Harvey at $2,200.00. The Committee valued the property at $2,000.00. I advised that an offer of less than this amount might have been accepted if received from any other party.

P.G. Sheary,
Director.

TCS/PGS.

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

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

Date: June 16th, 1948.

C. M. M. Seeley

Private

3393

11th February, 1944.

H.S Durkee Esq.,
The Advisory Committee on
Japanese Properties in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 15
714 Alexander Street

Mrs. Scott, the tenant of the above property, has again been in touch with our office by telephone to know if any offer to purchase this property for less than $5,000.00 would be considered.

As you are aware, the assessed value of this property is $7,300.00. It was appraised by Mr. Harvey for $2,200.00 and a price set by the Committee of $5,000.00 This property has recently been appraised by Mr. W.G. Moore and you will note that he sets a valuation of $3,500.00.

Your advice in regard to the handling of this matter will be appreciated.

Yours truly,

F. G. Shears,
Director.

FGS/FHH

3393

22nd February, 1944.

Mrs. A. Scott,
514 Alexander Street,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 15
514 Alexander Street

With reference to your further enquiry regarding the purchase of the above property, as we previously informed you, the Custodian will not be interested in any sum less than $5,000.00.

Yours truly,

F. G. Shears,
Director.

PMH

MEMORANDUM

File 3393 March 13, 1944

To: Mr. Milsom

From: Mr. Spain

Re: 514 Alexander Street

In reply to your memorandum of the 9th instant, an inspection visit was made to the above address.

Mr. and Mrs. Scott, the tenants, had the following report to make:

Room 4 There appeared to be in this room

1 Double Bed and Spring
1 Dresser
1 Gas Plate

Room 19 The occupant was asleep and could not be disturbed, but the Scotts stated the chattels contents were the same as Room 4 mentioned above.

Room 15 They stated that the contents of this room belonged to Harold Abe (Internee File 940) who sold the contents of the room prior to internment.

From what I saw of the furniture, it is of such low quality, that it hardly justifies the hauling expense; but if moved in conjunction with the contents of the basement (see my separate memorandum on this subject), they could be put in auction at no additional expense.

GBS:JS

Geo. B. Spain

Forward to
Go London
file

M E M O R A N D U M

File 3392.

TO: Mr. F. G. Shears.

FROM: Mr. G. D. Milson. May 30th, 1944.

Re: Tsuchinosuke SASAKI - Reg. 01954.
Catalogue No. 15.

In connection with this property at 514 Alexander Street, today I had a visit from Mr. Scott, the tenant. He referred me to your letter of February 22nd stating that the Custodian would not be interested in any sum less than $5,000.00 and he informs me that this property has been sold to a party for $4200.00 (how he ascertained this, I do not know). Mr. Scott states he is willing to pay more than this amount for the property.

I would refer you to the Conditional Bill of Sale on file which has nothing to do with the sale of the property. The Scotts paid $650.00 for this furniture and under the Agreement, Sasaki agrees to buy it back for a similar sum at the expiration of 2 years or as soon as decided thereafter. Mr. Scott states this furniture is not worth more than $100.00 if taken out of the rooming house and wants to know if we are prepared to buy it back.

G.D.Milson

GDM/P.

File #3393

1st June, 1944.

MEMORANDUM

To: Mr. Milsom

From: Mr. F. G. Shears

Re: Catalogue No. 15
514 Alexander St.

I have your memo of May 30th and wish that the matter in regard to the Conditional Bill of Sale covering the chattels had been brought to my attention previously.

In reviewing this matter I think I would first like to know whether Mr. Scott would be prepared to offer not less than $4,200.00 for this property and to pay cash for same and would at the same time complete the payment of any balance owing under the Conditional Bill of Sale for the chattels and give a complete release in regard to the option which he has requiring Sasaki to repurchase the chattels for $650.00.

Without committing yourself as to whether we will definitely sell to Mr. Scott on these conditions will you find out immediately if he is prepared to make an offer as referred to above.

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

514 Alexander Street,
Vancouver, B. C.

June 1st, 1944

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

Dear Sirs:

Re: Catalogue No. 15.

I herewith submit an offer of $4,200.00 for the property at 514 Alexander Street.

If my offer is accepted, I hereby release Tsuchinosuke SASAKI from the option which requires him to re-purchase the chattels for $650.00.

Yours truly,

Mary P. Scott

3393

June 1?, 1944

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

Dear Madam:

Re: Catalogue No. 15,
514 Alexander Street,
Vancouver, B.C.

This will acknowledge receipt of your letter of the 6th instant in which you enclose your certified cheque for $4,200.00 being the full purchase price for the above property.

We note that you wish this property to be registered in the names of Arnold Roxy Scott and Mary Patricia Scott, 514 Alexander Street, Carpenter, and that both are British subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for ~~acceptance~~, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shears,
Director

FGS:lm

Catalogue No. 15
File No. 3393
514 Alexander Street
8/42/196/1/196

August 16, 1944.

MR. ARNOLD REAY SCOTT and MRS. MARY PATRICIA SCOTT

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 12, 1944)

	DEBIT	CREDIT
Purchase price	$4,200.00	
Cheques received		$4,200.00
163/365 x $208.82 seller's proportion of 1944 taxes		93.25
(Amount of rental $35.00 less agent's fees $1.75)		
June 12th to June 30th - 18/30 x $33.25		19.95
Registration fees on deed - $4,200.00	12.90	
Insurance premium 31.5% x $21.20 (expiry23/5/45)	6.68	
Insurance premium 34.6% x $31.00 (expiry 26/6/45)	10.73	
Net amount owing to purchaser	82.89	
	$4,313.20	$4,313.20

AMOUNT DUE TO PURCHASER $82.89

3395

August 16, 1944.

Mr. and Mrs. Arnold R. Scott,
514 Alexander Street,
Vancouver, B. C.

Dear Sir and Madam:

Re: Catalogue No. 15
514 Alexander Street
S/12/196/1/196

Title to the above described property has now been received in your names and is ready for delivery. Relevant insurance policies which have been assigned to you are also ready for delivery.

Adjustments as of June 12, 1944 as shown on the enclosed sheet have been calculated and a balance of $82.89 appears to your credit.

Will you please telephone this office for an appointment to conclude this matter and at that time title will be handed to you at once.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

3393

September 21st, 1944

Mr. Tsuchinosuke SASAKI,
Registration No. 01954,
Lemon Creek, B.C.

Re: Catalogue No. 15
514 Alexander St., Vancouver
8/42/196

Dear Sir:

Please be informed that the above property has been sold as of June 12th, 1944, for the sum of $4200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/MHG
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF:

Name: SASAKI, Tsuchinosuke

Catalogue No: 15

File No: 3393

Street Address: 514 Alexander

Reg. No. 01954

Legal Description: S/42/196

Date of Sale and Adjustments ..June 12th, 1944.....

Sale Price		$ 4200.00
Real Estate Agent's Commission	$ 210.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
[illegible]		
[illegible]		
[illegible]		
[illegible]		
Adjustments:		
Fire Insurance		17.41
Taxes to June 12th, 1944	93.25	
[illegible]		
	317.25	$ 4217.41
		$ 3900.16

Net Proceeds credited to your account

Date:.....September 21st, 1944.

Compiled by:.George Peters.....

MEMORANDUM

File No. 3393 November 7th, 1944

To: The File

From: The Protection Dept.

Re: 514 Alexander Street
CHATTELS.

All garage equipment and miscellaneous articles stored in the basement at the above address were removed to Willards auction room, where they will be separated and sold in Vancouver auction #516.

Geo. H. Lyons

GHS:LM

The foregoing report also applies to the contents of rooms 4 and 19

Geo. H. Lyons

NAME [redacted]

REGISTRATION NO. 21954 FILE NO. 2383

The following chattels were sold by public auction at 1047 Seymour St., Vancouver on November 2, 1944.

Pictures		2.50
Box of junk		$ 0.65
6 Crocks (one badly cracked)		1.50
Pictures and picture frames		2.25
2 Dolls		1.00
Camera		2.50
Fish lines		1.05
Pans and lacquer ware		1.35
2 Ornaments		1.35
Cups		1.50
Electric iron		2.00
Crockery		1.95
Miscellaneous goods		2.75
Tea pot		0.50
2 Hooks and galvanized pipe		1.05
Galvanized pan		0.55
Shelves		0.25
Filing cabinet		3.00
Tool chest		0.75
2 Wooden slabs (chopping blocks)		0.75
Child's set of table and chairs		3.10
Child's rocker		1.40
Rocking horse		2.75
Dresser (poor condition)		2.00
Singer sewing machine ✓		62.50 -
Child's blocks (toy)		0.60
Alarm clock		2.35
Clock		2.00
Total		$ 113.75 -
Less Expenses: (Auctioneer's Fee $ 11.36		
(Advertising: 2.52		
(Moving: 17.02		$ 30.92
Net Proceeds Credited:		$ 82.83

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 516.

Remarks. No Summary on file

Refund sent to Bank Dec. 22/44

NAME SASAKI, Tsuchinosuke

REGISTRATION NO. 01954 FILE NO. 1393

The following chattels were sold by public auction at 1047 Seymour St., Vancouver on November 9, 1944.

2 Old mirrors	$ 1.25
Book	0.75
Dishes	1.70
Lacquerware	1.00
Toys and ornaments	10.85
2 Pictures	0.25
Basket set	1.75
Box of sundries	2.30
Frying pan	0.85
Home made soap	1.10

Total		$ 22.00 -
Less Expenses:	(Auctioneer's Fee: $2.20 (Advertising: 0.94 (Moving:	$ 3.14
Net Proceeds Credited:		$ 18.86

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 517

Remarks. Moving charged in previous auction.

No monetary on file. Report sent to Ottawa Dec 22/44

NAME SASAKI, Tsuchinosuke

REGISTRATION NO. 01934 FILE NO. 1393

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B. C. on November 23, 1944.

Bridge table		$ 1.00
Total		$ 1.00
Less Expenses: Auctioneer's Fees	$ 0.10	
Advertising:	0.04	
Moving: Nil		$ 0.14
Net Proceeds Credited:		$ 0.86

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 529.

Remarks. Moving charged in previous auction.

To Accounting. Original sent to Ottawa Dec 2/44

NAME [redacted]

REGISTRATION NO. [redacted] FILE NO. [redacted]

The following chattels were sold by public

auction at [redacted] on [redacted]

Japanese dolls	$ 1.10
Obeh box	1.00
Festival toys	1.25

Total			$ 3.35
Less Expenses:	Auctioneer's Fee	$ .34	$ .76
	Advertising	.19	
	Moving	.23	
Net Proceeds Credited:			$ 2.59

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

Original sent 6/9/46

NAME [redacted], Yasuhiromaka

REGISTRATION NO. 01954 FILE NO. 1293

The following chattels were sold by public

auction at 77 Hastings E. St. Vancouver B.C. on March 29th, 1946.

Books	$ .10
Records	.80
Dishes	.70
Shoes	2.75
Car	1.55
Axe	1.00
Trunk	1.50
Toys	1.00
Records	.25

Total			$9.85
Less Expenses:	Auctioneer's fee	$ 1.21	
	Advertising	.26	$2.80
	Moving	1.33	
Net Proceeds Credited:			$6.85

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 99

Remarks.

Cleared 6/4/46

3393

December 22nd, 1945.

Mr. Tsuchimosuke SASAKI,
Reg. No. 01954
Lemon Creek, B.C.

Dear Sir:-

This will acknowledge receipt of your unsigned letter of the 16th instant inquiring in respect to the amount of your credit balance with the Custodian, and also of chattels left by you at 514 Alexander Street, Vancouver.

The amount of your credit balance here is $3,824.96. A statement of your account was forwarded to you in August 1944 showing a credit balance of $4,217.41. The enclosed statement brings the account up to date showing $3,824.96 at your credit as stated.

In regard to the chattels at 514 Alexander St. you are aware that you sold to Mrs. Scott under a Conditional Bill of Sale the furniture and furnishings of the rooming house at that address for $650.00, of which amount $500.00 was paid direct to you. This left an unpaid balance of $150.00 which was subsequently collected and credited to your account on our books. However in the Conditional Bill of Sale there were reservations of chattels not turned over to Mrs. Scott. These were in Rooms 4, 15, 19 and Basement. On investigation by our representative the household effects in Room 15 were reported by Mrs. Scott as belonging to Harold ABE later interned and that he(ABE) had sold these prior to the time of leaving. This left Rooms 4, 19 and Basement to be accounted for. The Garage equipment and other chattels in these three places were subsequently removed to warehouse and sold at public auction to the highest bidder. We enclose three Accounts Sales of chattels as follows:-

No. 516	-	net	$82.83
" 517	-	"	18.86
" 519	-	"	.86

102.55 102.55 7.79 6.85 $111.99 chattels

The chattels are therefore all accounted for in the manner described herein.

Please acknowledge receipt of this letter.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs. 3.4

NOTE: Please be careful to sign all future letters.

3393

December 28th, 1945.

REGISTERED

Mr. Tsuchinosuke SASAKI,
Reg. No. 01954,
Lemon Creek, B.C.

Dear Sir:-

We have reviewed your file and the administration of your affairs by the Custodian and wish to give you herein a brief Summary of same.

In your registration of April 13th, 1942 you declared as owning Lot 8, Block 42, District Lot 196, known by the civic address of 514 Alexander Street. This came under our administration and was assigned to the Canada Permanent Trust Co. of 432 Richards Street as our Agents in looking after the property. They took charge and collected the rents, forwarding them to our office to be placed to your credit on our books. This was sold for $4200.00 cash as reported to you September 21, 1944. For your information we might add that this sale price was in excess of either of two independent appraisals of the property which we had obtained before selling.

By Conditional Bill of Sale dated April 8, 1942 you sold to a Mrs. Scott, the furniture and furnishings at 514 Alexander Street, except those in Rooms 4, 15 19 and the basement, leaving an unpaid balance of $150.00, which was collected in your behalf and credited to your account. In our letter of the 22nd instant, we reported the disposition of all chattels not sold to Mrs. Scott, sending three Auction sheets of same.

Statements of your account were forwarded to you in September 1944 and on the 22nd of the present month. These will have kept you informed of the condition of your account and the present credit balance which will be made available to you according to Government arrangement.

In previous letters, and in this one, it would appear that we have accounted for everything left by you in the Protected Area of British Columbia, which vested with the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience in replying.

Yours truly,

BRD

B.R. Dusenbury,
Administration Department.

BRD/DD.

File No. 3393

April 20, 1946,
Lemon Creek, B. C.

EVACUATION SECTION
Rec'd APR 23 1946
File No. 3393
Ans.
Referred Vancouver

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

Dear Sir:

You stated in your letter that all the things had been accounted for, but after looking through the lists I find that you have only one machine listed. There should be two more, one of them a motor machine. In room 15 there should be a bed, mattress, chairs, table, cabinet, gas-stove and a bureau. In room 4 there should be bed, mattress, chairs, table, gas-stove and a bureau. these are not mentioned in the lists. The owner of these things are going to Japan and I have to pay them so could you please tell me what has happened to them

Yours truly,

T Sasaki

Tsuchinosuke Sasaki.

514 Alexander St
Mrs. M. P. Scott

3393
Int.940

May 7/46

Mr. Tsuchinosuke SASAKI,
Reg. No. 01954,
LEMON CREEK, B.C.

Dear Sir:

We have for acknowledgment your letter of the 30th ultimo and note your remarks regarding chattels recovered from 514 Alexander Street.

When removal of the chattels was decided, we found that you had not provided this office with a list, neither were we informed that you had chattels in your home belonging to other persons.

When our representatives called on Mrs. M.P.Scott and examined the furniture, they reported that the quality was so low as to hardly justify removal expenses. Mrs. Scott reported that the contents of room No. 15 had belonged to Haruo ABE who had sold the contents prior to his departure from Vancouver.

Your remarks regarding two sewing machines missing have been noted and we endeavoured to contact Mrs. Scott but found that she had left 514 Alexander St. some time ago and she cannot be located at this time. As these machines were not found in rooms 4 and 19, it would appear that they must have been in the other rooms and therefore possibly considered as included in the chattels Bill of Sale.

As previously stated, your failure to supply us with a list of the chattels included in the Bill of Sale, has made it difficult for us at this late date to make further investigations.

Yours truly,

G.C.Spain
Protection Department

GCS:LBJ

File No. 3393

618½ MacDonell St,
Fort William, Ont,
Sept, 2nd/46.

The Officer i/c Quartering,
516 Royal Bank Bldg,
Vancouver, B.C.

CENSORSHIP SECTION
SEP 5 1946
3393
Ans.
Referred

Dear Sir;

I came to Ft William last month and because I could not find a home to rent I have brought a home. As I need the money right away could you please send it immediately.

Yours Truly,
T. Sasaki

Japanese Canadian
#01954

#3264 50
Sept 5/46

Mrs R.C.A. says send direct

3393

September 6th, 1946

Mr. Tsuchinosuke SASAKI,
Reg. No. 01954,
618½ McDonald Street,
Fort William, Ont.

Dear Sir:- Re:- Chattels

In your letter of the 2nd instant you have asked that we forward your remaining balance to you. Since writing to you on the 28th December last, sending a report of your affairs we received your letter of the 20th of April in which you advise for the first time that others had an interest in some of the chattels at 514 Alexander Street. In view of this information, we are withholding the proceeds from chattels presently in your account until such time as we are aware of the proper disposition to make of them.

With our letter of the 22nd of December last we forwarded to you three Auction sheets showing the sales made to that date. We are now enclosing two more Auction sheets Nos 58. & 59 for $2.59 and $6.85 respectively for your further information. These five sheets record all the sales of chattels removed from 514 Alexander St., that have been credited to your account.

It is necessary that you let us know what items are yours and what items, if any, belong to other persons, and to whom they belong.

Pending the required information it will be necessary for us to hold these Auction funds here.

We shall be obliged for an early reply.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.

Encs.2.

NOTE: In our letter to you of the 22nd December last, we referred to garage equipment. Please advise to whom this belonged.

3393

REGISTERED

September 10th, 1946

Mr. Tsuchinosuke SASAKI,
Reg. No. 01954,
618½ McDonald Street,
Fort William, Ont.

Dear Sir:-

We are in receipt of your letter of the 2nd instant requesting that we forward to you funds of yours on hand here.

In this connection we wish to advise that the amount to your credit is $3764.40 as shown by the enclosed statement. However we are retaining the amount credited to your account as proceeds of chattels, namely $111.99 for the reasons stated in a chattels letter to you which we are enclosing. We are also retaining the sum of $131.10 for account of the Department of Labour, Japanese Division, who are writing to their Supervisor in your area for your authorization to pay them this amount. The deduction of these two items from $3764.40 leaves a balance of $3521.31 for which amount we are enclosing our cheque payable to your order.

We shall be obliged for your acknowledgment of the cheque and for your reply to our chattels letter.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs.2.

3393

Registered

October 4th, 1946

Mr. Tsuchinosuke SASAKI,
Reg. No. 01954,
618½ McDonald Street,
Fort William, Ontario.

Dear Sir:-

We are in receipt of your letter of the 22nd ultimo acknowledging our cheque for $3,521.31, for which we thank you.

It is noted by your letter that the amount payable to the Department of Labour, Japanese Division is $131.10 less $17.50 or $113.60, and their letter just at hand agrees with this amount. We are therefore forwarding our cheque to them for $113.60 and charging your account.

In respect to the amount on hand of $111.99 re chattels, you assure us that you have settled all claims of others, and we are assuming that this amount is therefore free to be paid to you. To this amount is added $17.50 released by the Department of Labour, making the amount $129.49, for which we are enclosing our cheque. This represents your remaining balance on our books.

We shall be obliged for your acknowledgment of this letter and enclosure.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc. 1.
Cheque Issued.

Enclosed

File No. 3393

610½ McDonald St.,
Port William Ont.,
October 14, 1946.

EVACUATION SECTION
Rec'd OCT 18 1946
File No. 3393
Ans.
Referred Duncanson

The Department of Labour,
Japanese Division,
360 Homer St.,
Vancouver, B. C.

Dear Sir:

I have received the cheque for my maintenance but I have not heard anything from you concerning the money for the chattels.

I have sent you a letter last week stating that I would like to have the money for the sales of chattels sent to me as I have already settled this amongst ourselves as some people had to repatriate to Japan. I am sure there is no need to trouble yourselves as I have already paid them out of my own pocket and if you pay them out of the sales again it would mean that I would be in that much loss.

forwarded Oct 4/46

I also noticed that lots of things are missing from the list you sent me. In it you stated that a machine had been sold for $65.00. I am sure that is only one machine as three machines would cost more than that. There were two Singer Sewing Machines and one Singer Motor Machine. One of the sewing machine was a brand new and had not even been opened. Please check up and find out what has happened to the other two.

Re Our L. Mayrhill

Please sell everything that is left (beds, dressers, etc.) as it is of no use for me to leave it there. Please send me the money for the sales of chattels right away if possible. I will be very much obliged.

Yours truly,

T. Sasaki

T. Sasaki,
Reg. No. 01954

held Oct 4/46

3393

November 12th, 1946

Mr.Tsuchinosuke SASAKI,
Reg. No.01954,
618½ McDonald Street,
Fort William, Ontario.

Dear Sir:-

Your letter of the 14th ultimo has come to hand.

It would appear that you have received our cheque for $129.49 forwarded to you on the 4th ultimo, since writing your letter of the 14th ultimo. If so that will be the answer to the second paragraph of your letter.

Re:- Chattels

Referring to the third and fourth paragraphs of your letter of the 14th ultimo, we would ask that you re-read our letter of the 2nd of May last, which was written by a representative of this office who was familiar with the circumstances. As stated in the May letter, you did not furnish this office with any list of your personal effects at 514 Alexander Street.

The Bill of Sale of Furniture and Furnishings sold to Mrs. Scott states in a general way:-

> "All the furniture and furnishings found in, around, and upon the premises known as 514 Alexander Street, in the City of Vancouver, Province of British Columbia, save and except the contents of Rooms 4, 15 and 19 and also those goods stored in the basement on the said premises."

Therefore we had no record of the items sold to Mrs. Scott. As previously explained, the contents of Room 15 were claimed and sold by Haruo ABE before he left Vancouver. The contents of Rooms 4 and 19 and of the basement were removed to Auction rooms and sold. Our Auction sheets which have been forwarded to you represent all the proceeds that we have received from Chattels identified at the time as coming from this location. You have now received all of these funds and according to our representative we do not seem to have any of your personal effects left on hand.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.

124 McLeod St.
Fort William, Ont
January 5, 1949

EVACUATION SECTION
Rec'd JAN 8 1949
File No. 3393
Ans.
Referred

Office of the Custodian
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B. C.

Dear Sir or Madame;

Re: File No. 3393
Tenchinosuke Sasaki REG. No. 01011

In regard to the letter received on last Nov. 24th 1948. in which was mentioned some items belonging to me. but as I do not need them please have them disposed of.

Beside the items listed on your letter there should be a Two Singer Sewing machine which was not mentioned on your letter. one machine has been taken apart and put in a box. I would like to know what became of them so please let me know at your earliest convenience.

Yours truly,
T. Sasaki.

3393

14th January, 1949.

Mr. Tsuchinosuke SASAKI,
Regn. No. 01954,
727 McIntosh Street,
Fort William, Ontario.

Dear Sir:

We acknowledge receipt of your letter of the 5th January, and note that you have no interest in the two framed pictures.

With reference to the two Singer Sewing machines, as you were advised at the Commission Hearing, the Custodian had no record of these machines.

Yours truly,

W.J. Johnston,
Office of the Custodian.

RA

3393

15th May, 1942.

Messrs. Canada Permanent Trust Co.,
437 Richards Street,
Vancouver, B.C.

Dear Sirs: Re: Tsuchinosuke SASAKI

We beg to acknowledge receipt of your report on the above, dated April 27th last.

Please advise the tenant Mrs. Scott that the property is now in the hands of the Custodian and that all rentals are to be paid to you, acting as our Agent. Please make remittances of the rental monthly, to this office, together with your statement.

Please advise us if you are of the opinion that this building is adequately insured.

Yours truly,

R.P.Alexander
Assistant Manager

G7P:ND

3393

June 2nd, 1942.

Attention Mr. Summers.

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

Dear Sirs:

Re: SASAKI, Tsuchinosuke.

We duly received your letter of the 20th ultimo for which we thank you. We shall be glad to know if you have heard from Mrs. Scott as no news is yet to hand from you.

Respecting Fire Insurance, we are, of course, anxious not to over-insure but shall be glad if in this instance you will contact an insurance company valuator and advise us in due course his recommendations as to the amount this property should be insured.

In cases of this nature, we would like, whenever possible, to have for our records a copy of the arrangements made with the new occupier.

Yours truly,

PD'MMc.

R. P. Alexander,
Assistant Manager.

File No. 3393
Catalogue No. 15
514 Alexander Street
8/42/196/1/196

Receipt of Certificate of Title No. 105609-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of chattel release dated June 13, 1944 between Mary Patricia Scott and Tsuchinosuke Sasaki, and London Guarantee & Accident Company Ltd. policies Nos. 559814 & 559825 which have been assigned to us, and cheque for $82.89 representing closing adjustments on sale to us of 514 Alexander Street.

Dated at Vancouver, B. C., this 22nd day of Aug 1944.

Mary ~~Patricia~~ Scott

Arnold R Scott

231. 41

3393

June 13, 1944.

Mr. Tsuchinosuke SASAKI,
Registration No. 01954,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 15
514 Alexander Street
8/42/196

Please be informed that your property consisting of 514 Alexander Street is in course of sale on the basis of a valuation independantly made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 44802-L, covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

File No. 2793.
Catalogue No. 13.

August 1st, 1944.

MEMORANDUM

TO: Mr. George Pelaro

RE: Mr. D.A. Cramp

Preliminary SEARCH - Reg. No. 01954
City of Vancouver
Lot B, Blk. 42, D.L. 196, Gp. 1,
N.W.D., Plan 196. Certificate of
Title No. 3578.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated June 30th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 106508-L, dated June 30th, 1944, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 106509-L, dated June 30th, 1944, registering the property in the names of Arnold Roy Scott, and Mary Patricia Scott - Deed.

3. Duplicate of Transmission dated June 21st, 1944.

4. Duplicate of Deed dated June 21st, 1944 - Secretary of State to Arnold Roy Scott and Mary Patricia Scott.

5. Certificate of Indefeasible Title number 109608-L, dated July 25th, 1944, covering the above property in the names of Arnold Roy Scott and Mary Patricia Scott.

DeFrank
Encls.

3393

August 16, 1944.

Mr. and Mrs. Arnold R. Scott,
514 Alexander Street,
Vancouver, B. C.

Dear Sir and Madam:

Re: Catalogue No. 15
514 Alexander Street
E/12 196/1/196

Title to the above described property has now been received in your names and is ready for delivery. Relevant insurance policies which have been assigned to you are also ready for delivery.

Adjustments as of June 12, 1944 as shown on the enclosed sheet have been calculated and a balance of $82.89 appears to your credit.

Will you please telephone this office for an appointment to conclude this matter and at that time title will be handed to you at once.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

Catalogue No. 15
File No. 3393
514 Alexander Street
8/42/196/1/196

August 16, 1944.

MR. ARNOLD REAY SCOTT and MRS. MARY PATRICIA SCOTT

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 12, 1944)

	DEBIT	CREDIT
Purchase price	$4,200.00	
Cheque received		$4,200.00
167/365 x $208.82 seller's proportion of 1944 taxes		93.45
(Amount of rental $35.00 less agent's fees $1.75)		
June 12th to June 30th - 18/30 x $33.25		19.95
Registration fees on deed - $4,200.00	12.90	
Insurance premium 31.5% x $21.20 (expiry 23/5/45)	6.68	
Insurance premium 34.6% x $31.00 (expiry 26/6/45)	10.73	
Net amount owing to purchaser	82.89	
	$4,313.20	$4,313.20

AMOUNT DUE TO PURCHASER $82.89

3393

September 21st, 1944

Mr. Tsuchinosuke SASAKI,
Registration No. 01954,
Lemon Creek, B.C.

Re: Catalogue No. 15
314 Alexander St., Vancouver
8/42/196

Dear Sir:

Please be informed that the above property has been sold as of June 12th, 1944, for the sum of $4200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/EHC
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF: Name: SASAKI, Tsuchinosuke

Catalogue No: 15 File No: 3393

Street Address: 514 Alexander Reg. No. 01954

Legal Description: 8/42/196

Date of Sale and Adjustments ..June 12th, 1944.....

Sale Price		$ 4200.00
Real Estate Agent's Commission	$ 210.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
~~Encumbrances~~		
~~Unpaid Vendor~~		
~~Mortgagee~~		
~~Arrears of Taxes~~		
~~Other charges~~		
Adjustments:		17.41
Fire Insurance		
Taxes to June 12th, 1944	93.25	
~~Water~~		
	317.25	$ 4217.41
		$ 3900.16

Net Proceeds credited to your account

Date: September 21st, 1944

Compiled by: George Peters

Rec'd JUN 10 1944
File No. 3393
Ans. 2nd
Referred

June 6, 1944.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 15
514 Alexander Street

Referring to your letter of June 6th I am enclosing certified cheques for $4,200.00 being the full purchase price of 514 Alexander Street. Will you please have this property registered in the names of Arnold Reay Scott and Mary Patricia Scott, 514 Alexander Street (Carpenter). We are both British subjects.

When the document in regard to releasing Sasaki from Conditional Bill of Sale is prepared I am ready to sign it.

Yours truly,

Mary Patricia Scott

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

EXHIBIT No. 973 - 4

DATE 22 Apr., 1948.

FILED BY S.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

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

Date: June 16th, 1948.

C.M.M. Scobie

NOV 28 1947

Catalogue #15

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

3393

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

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~~
(iii) Business Type of business Lodging House
(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 on Nov. 2/44, Nov. 9/44, Nov. 23/44, Dec. 21/45, and Mar. 29/46. per attached list — Estimated Value $732.10
2. Received by Custodian — Estimated Value $149.75
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 $ 881.85

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) - $ 1221.35

(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 Province of 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.

[redacted] - SASAKI, Tsushimaru

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	.25
2 Chests (one badly crushed)	15.00	5.50
Pictures and picture frames	5.00	2.25
2 Dolls	3.00	1.25
Camera	10.00	2.50
Fish lines	5.00	1.25
Paint and lacquer ware	3.00	1.25
1 Ornament	5.00	1.25
Rugs	5.00	3.50
Electric iron	5.00	1.25
Crockery	7.00	2.50
Miscellaneous goods	10.00	2.75
Tea pot	1.50	.50
2 Kettle and galvanized pipe	5.00	1.25
Galvanized pan	1.50	.25
Shelves	1.00	.25
Filing cabinet	10.00	5.00
Tool chest	5.00	.75
2 Wooden blabs (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)	5.00	2.00
Singer sewing machine (3)	250.00	62.50
Child's blocks (set)	1.00	.50
Alarm clock	3.00	1.25
Clock	5.00	2.50
	435.25	113.75 -

SOLD BY AUCTION ON NOVEMBER 9, 1944.

2 Old Mirrors	4.00	1.25
Desk	10.00	.75
Dishes	6.00	1.75
Lacquer ware	2.50	1.00
Toys and ornaments	25.00	10.50
2 Pictures	.25	.25
Smoking set	4.00	1.75
Box of cushions	6.00	2.50
Frying pan	1.00	.25
Home made soap	2.00	1.50
	60.75	22.00 -

SOLD BY AUCTION ON NOVEMBER 25, 1946.

	Estimates	Selling prices
Bridge table	2.50	1.00

SOLD BY AUCTION ON DECEMBER 21st, 1946.

Japanese dolls	5.00	1.50
Desk box	1.50	1.00
Festival toys	5.00	1.25
	11.50	3.75

SOLD BY AUCTION ON MARCH 29 th, 1946.

Books	.10	.10
Records	5.00	.80
[illegible]	2.00	.70
[illegible]	8.00	2.75
Set	5.00	1.85
Axe	1.00	1.00
Trunk	10.00	1.50
Toys	1.00	1.00
Records	5.00	.35
	38.10	9.05

Carpenters tool box with tools not accounted for. 200.00

TOTAL ESTIMATED VALUE	732.10	731.10
TOTAL SALE PRICE	149.75	
TOTAL LOSS	582.35	

Urban Property
Land and Buildings

FORT WILLIAM, Ont.
April 22, 1948.

DEFENCE BRIEF

Tsuchinosuke SASAKI

File No. 3392

Case No. 972

Claim is for Real Estate only, the Chattel Claim having been withdrawn.

514 Alexander Street, Vancouver, B. C.
Lot 8, Block 42, District Lot 196.

Claimed	Assessed	Appraised	Sold
$7600.00	$7300.00	$3500. (Pembertons)	$4200.00
		$2200. (Loewen & Harvey Ltd.)	

Witnesses: Mr. Shears can be called to prove tenders and offers received, and the advertisement, etc.

Appraisers: (1) A. R. Harvey, of Loewen & Harvey Ltd., Vanc., (Exhibit 2)

(2) W. G. Moore of Pemberton Realty Co.Ltd., (Exhibit 2)

Note that in determining amount of his claim, claimant lists COSTS of improvements and estimates the value at date of sale as $7600. which figure amounts to ORIGINAL COST PRICE of premises plus COST of improvements plus $1850. Claimant states in his claim form that net rentals per annum amounted to $950. Exhibit 3, the inspection report made by Canada Permanent Trust Company estimates the value at $4000.

Claimant submits that if the premises deteriorated after his evacuation this must be the responsibility of the Custodian (Transcript Page 3, line 10, and white claim form for real property). The property was leased by claimant to M.P.Scott on April 8, 1942 and the appraisals were not made until early in 1944, so our file indicates no witness is available to give evidence on the condition of the property at the time it was evacuated by the claimant other than the claimant's lessee.

Offer submitted by tenant dated June 1st, 1944, (Claimants counsel requests production of this at Page 7, line 5 of Transcript) has been attached to claim file under date.

NOTE: Transcript Page 9, line 10 - Mr. Hunter shows why an offer made by the tenant equal to another offer submitted, was accepted by the Custodian. Claimant's counsel was prepared to argue these two offers should have been traded off, one against the other. The reason for accepting this similar offer from the tenant was that the claimant was at that time obligated to repurchase the furniture at $650, and it was estimated that once the furniture was out of the boarding house it was not 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.

HAI/CH

The above explanation, offered by Government Counsel, answers the question for which claimant's counsel introduced the correspondence filed as Exhibit 4.

CASE NO. 272.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, 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).

Fort William, Ontario,
April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
TSUCHINOSUKE SASAKI.

PROCEEDINGS AT HEARING.

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.

S. Sasaki,
In Chief.
Discussion.

TESHITOSHIKE 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?

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?

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

T. Suzuki,
In Chief.
Discussion.

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

T. Sasaki,
In Chief,
Discussion.

the improvements be 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 Summers—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, Tsushinosuke. "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 other 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 764 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 acceptance?

MR. CHERNIACK: May 26th, 1944. Subsequently, on June 1st, 1944, in 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 in connection with the acceptance of Mr. and Mrs. Kaji'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 to the tenant and refers to a letter of June 1st.

T. Sasaki.
In Chief.
Discussion.

There is a penciled notation above the 1st saying "the 6th", but I believe the penciled 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.

"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.

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 June. The letter to the Canada Permanent Trust

T. Sasaki,
In Chief.
Discussion.

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.

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 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 a 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. 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?

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 [illegible] 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 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 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"
Official Reporter.

3393

October 11th, 1950

Mr. Tsunhinosuke SASAKI,
727 McIntosh St.,
Fort William, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 973

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $ 222.50.

Cheque in your favour is enclosed for $ 209.63

and we have paid the Co-Operative Committee .. $ 12.87

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.