

4616

**Powell Main Branch
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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 INFORMATIONNAME: **SASAKI, Choichi**HOME ADDRESS: **Mission City, B.C. R.R. 1**REGISTRATION NUMBER **13112** SEX: **M** AGE: **48**OCCUPATION: **Farmer**

(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: **None**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Haru 4/3/5**ADDRESS OF WIFE OR HUSBAND **Mission City, B.C. R.R. 1**

NAMES OF ANY LIVING CHILDREN: **Kensasaki (M), Kekusaki (F), Jansaki (M)
Kozosaki (M).**

ADDRESS OF CHILDREN: **Mission City, B.C. R.R. 1**AGE OF CHILDREN: **16, 15, 10, 5.****STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: **9 1/3 acres Stave Lake Road, R.R. 1
Mission City, B.C.**

2. BUILDINGS AND OTHER IMPROVEMENTS:

**Four roomed farmed dwelling, barn and woodshed and rhubarb hot-house.
One garage.**

3. INSURANCE (Give particulars; state where policies are)**None**

4. TAXES (Amount and where payable) **\$19.00 yearly payable Mission City, B.C.
paid 1941.**

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state)

None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession.

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

9. IF FARM LAND STATE CROPS SOWN Strawberry, raspberry, rhubarb,
logan berry,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Owned property at Mission City, B.C.

R.R. 1 Stave Lake Rd., None

2. LANDLORD'S NAME AND ADDRESS: None

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

None

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Contents of four roomed dwelling including stove, wood burning
furnace (two), 2 cultivator and plough and miscellaneous garden tools.

One Singer sewing machine, 5 cross cut saws, 2 axes, one large saw.

sythe, one automobile. One automobile second hand ford truck #C18G1583

possible equity. He has paid \$250.00 on purchase price of \$450.75.

Stored at Oliver-Overland Motor Company, New Westminster, B.C.

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

One horse, one cat, 6 chickens

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY Columbia Securities Ltd. Hall Building,

Vancouver, B.C. have a balance due of \$238.45.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. 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)

A possible refund on Ford Truck see attached copy of contract by
declarer and Oliver - Overland Motor Company of New Westminster.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
War Savings Certificates \$35.00 in personal possession.8. BANK ACCOUNTS: \$50.00 Canadian Bank of Commerce, Mission City, B.C.9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS:

None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: Columbia Securities Limited, Hall Building, Vancouver, B.C.
have a balance due of \$230.45 on Ford Truck. Car has been turned in
to Seller with no refund made as yet.

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 20th day of March 1942.(Signature) Chicki. L. L. L.Emelson
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept 1/43

Our File No. 4616

Full Name SASAKI, Chiechi
(Surname in Block Letters)

Registration No. 13112

☒ Male - Female
(check)

Age Nov 13, 1894

Former Address P.O. Box 1, Vancouver City, B.C.

Date Evacuated Apr 26/42 Naturalized - Canadian-Born - National
(check)

Present Address C/o James Hatnough, Box 192
Lech Ridge, Alta.

☒ Married - Single
(check)

Name of Wife SASAKI, Haru #18155

Name of Husband _____

Name of Mother Dead Name of Father Dead

Names of Children under 16 Ken (M) 10/10/25 #15477
Kikuyo (F) 19/10/26 Jun (M) 15/4/33 Kyo Robert (M) 12/2/37

Requested by Harker Registered with Custodian (Yes or No)

Additional Information Farmer. Owner of 9 1/2 acres and a house.
Also Partice Truck.

REAL PROPERTY SUMMARY

File 4616

V.L.A. B.C. 280-P

JAPANESE NAME: Choichi SASAKI - - Reg. No. 13112.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Stave Lake Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 5 of the South West quarter of Section 27 Township 17
Map 1947 Municipality of Mission in the District of New
Westminster.

TITLE: In the name of Choichi SASAKI.

ENCUMBRANCE: Vesting 25653 - 2nd April 1943.

ASSESSED VALUE: 1943 - 9.3 acres.
Land \$465.00
Improvements \$500.00 Total \$965.00 Taxes \$19.89.

CLASSIFICATION: Berry farm. Inspector reported May 7th, 1942, a farm of 9 1/3
acres with unspecified area of strawberries, raspberries,
rhubarb, loganberries with 1 storey frame house, 4 rooms, barn,
woodshed, garage and hot house. Occupied at date of inspection
by William ALBRECHT.

HISTORY OF
ADMINISTRATION: Prior to evacuation SASAKI leased this land on the 8th April
1942 to William Albrecht for a term of 1 year from date, rental
to be 1/3 of net returns from crop which amounted to \$217.69.
This amount was received by the Custodian and placed to SASAKI'S
credit. This lease was renewed on the 15th April 1943 to the
end of the year for \$100.00 accruing to The Director The Veterans'
Land Act and paid on the 1st August 1943. Lease was handed to
The Director The Veterans' Land Act on the 21st July 1943.

SOLD: To The Director The Veterans' Land Act for \$749.00 as at 1st
January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Choichi SASAKI, sale price \$749.00
plus rental from W. Albrecht \$217.69, total \$966.69; less taxes
\$22.10, Certificate of Encumbrance \$1.00, registration fee \$3.00,
legal fee \$15.00, total \$41.10. Net amount released \$925.59.

TITLE: Included in C. of T. 169484-E and payment of consideration in-
cluded in cheque to the Custodian dated March 9th, 1944.

The above summary is certified to be in accordance with the
information on file and on record by accounting department.

DATED May 1st, 1946.

IM:ML

James Macpherson

File No. 4616

SASAKI, Choichi (Mr.)

Reg. No. 13112

Stave Lake Road, Mission, B. C.



House has rough boards outside and is just a shell.

Other buildings are good.

R.M.A.

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY: Mission.

DATE: Ma y 7th. 1942.

NAME: SASAKI. Choichi,

REGISTRATION NO. 13112.

ADDRESS: Stave Lake Road, Mission,
B.C. HOUSE NO.

PROPERTY.

ACREAGE: 9 1/3.

KIND OF CROPS: Strawberries, Raspberries, Rhubarb, Loganberries.

APPROX. ACREAGE OF EACH: Not given.

HOUSE.

VACANT: Yes.

OCCUPIED:

DESCRIPTION: 1 Story frame house

ROOF: Shingle.

SIZE:

NO. ROOMS: 4.

OTHER BUILDINGS: Barn. Woodshed, Garage Hothouse.

NAME OF LESSEE OR RENTOR: William Albright.

TERMS: None given.

REMARKS: Inventory of chattels for Sasaki, attached.

J. L. Bardswell

This Indenture COPY.

made the Eighth day of April 1942
 Lord one thousand nine hundred and Forty-two
 IN PURSUANCE OF THE "LEASEHOLDS ACT"
 BETWEEN

CHOICKI SASAKI of Mission City in the Province of
 British Columbia, Farmer,

hereinafter called the Lessor of the FIRST PART;

AND

WILLIAM ALBRECHT of the above named place, Farmer,

hereinafter called the Lessee of the SECOND PART;

WITNESSETH, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee, ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia and more particularly known and described as Lot Five (5) of the South West Quarter of Section Twenty-seven (27) Township Seventeen (17) Map 1947 Municipality of Mission.

From the Eighth day of April
 one thousand nine hundred and Forty-two

for the term of One year next ensuing

YIELDING AND PAYING therefor to the said Lessor, the clear yearly rent or sum of One-third (1/3) of the Crop after all expenses are paid Dollars of lawful money of Canada, payable on the following days and times, that is to say: The sum of when the crop has been marketed.

State Full Name
 Address and
 Occupation

State Full Name
 Address and
 Occupation

AND the said Lessee COVENANT with the said Lessor to pay rent, ~~and to pay taxes~~, and to repair (reasonable wear and tear, and damage by fire and tempest excepted). AND that the said Lessor may enter and view state of repair;

AND that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave;

AND will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current quarter's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the said Lessee, then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee

14

PROVISO for re-entry by the said Lessor on non-payment of rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE LESSOR IN THE PRESENCE OF

Edith A.B. Catherwood
Mission City B.C.
Notary Public.

"C. Sasaki"

SIGNED, SEALED AND DELIVERED

BY THE LESSEE IN THE PRESENCE OF

Edith A.B. Catherwood
Mission City B.C.
Notary Public.

"Wm. Albrecht"

I HEREBY CERTIFY that on the Eighth day of April 1942
at Mission City in the Province of British Columbia
CHOICKI SASAKI AND WILLIAM ALBRECHT (whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that they are the person mentioned in the annexed instrument as the maker thereof, and whose
name is subscribed thereto as parties and that they know the contents thereof, and that they executed
the same voluntarily, and are of the full age of twenty-one years.
IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
Mission City British Columbia, this 8th. day
of April in the year of our Lord one thousand
nine hundred and Forty-two.

Edith A.B. Catherwood

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Declaration
of Witness

I, _____
of the _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____
the part _____
thereof, for the
purposes named therein.
2. The said instrument was executed at _____
and that _____
I know the said part _____
of the full age of twenty-one years.
3. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
SWORN before me at _____
in the Province of British Columbia, this _____
day of _____ 19____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

ROSE, CORN & LATTI LTD. • LEGAL FORM PRINTERS
VANCOUVER, B. C.

Lot 5 of the S. W. 4 of
Sec. 27, Township 17
Map 1947
Municipality of Mission.

Lease Form

R.C.L. FORM NO. 41-A

WILLIAM ALBRECHT

TO

CHICHI SASAKI

Dated _____
COPY. APRIL 8TH. 1942

I HEREBY CERTIFY that on the _____

in the _____

19____

at _____
of _____
(whose identity has been proven by the evidence on oath
who is) personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of _____
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____
day _____
in the year of our Lord one thousand _____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

I HEREBY CERTIFY that on the _____

of _____

19____

at _____
of _____
(whose identity has been proven by the
who is) personally known to me, appeared before
me and acknowledged to me that he is the
annexed instrument, as
of the said _____
to the said instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said instrument, and that such Corporation is
legally entitled to hold and dispose of land in the Province of British Columbia.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at _____
day of _____
in the year of our Lord _____
one thousand nine hundred and _____

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

For the
Secretary
or other
Officer of a
Corporation

THIS INDENTURE made the fourteenth day of April in the year of Our Lord one thousand nine hundred and thirty-two in pursuance of the "Short Form of Deeds Act,"
BETWEEN

ARTHUR JAMES KNIGHT of the Village of Mission in the Province
of British Columbia, Harness Maker,

(hereinafter called "the said Grantor") of the one part

And

CHOICKI SASAKI of the Municipality of the District of Mission
in the Province of British Columbia, Farmer,

(hereinafter called "the said Grantee") of the other part

WITNESSETH, that in consideration of the sum of One Thousand and Fifty Dollars (\$1050.00)
of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt
whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee,
his heirs and assigns FOREVER:

ALL and SINGULAR that certain parcel or tract of land and premises situate, lying and
being in the Municipality of the District of Mission, in the Province of British
Columbia, and more particularly known and described as Sub-division Five (5) of the
South-West Quarter (S.W. 4) of Section Twenty-Seven (27), Township Seventeen (17), District
of New Westminster, consisting by admeasurement of 9.3 acres be the same more or less,
according to the registered map of the said Sub-division deposited in the Land Registry
Office at the City of New Westminster, in the said Province and numbered 1947.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights,
easements, and appurtenances to the said hereditaments belonging, or with the same
or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights,
title, interest, property, claim and demand of him the said Grantor in, to or upon
the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

SUBJECT NEVERTHELESS to the reservations, limitations, provisos, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

AND it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and that in case of more than one Grantor the said covenants, provisos, conditions and agreements shall be construed and held to be several as well as joint.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals

SIGNED, SEALED AND DELIVERED

in the presence of
"Edwd Hickling"
Mission City, B.C.
Accountant

"Arthur James Knight"

AFFIDAVIT of WITNESS

To Wit:

- I,, of the
of, in the Province of British Columbia, make oath and say:-
1. I was personally present and did see the within instrument duly signed and
executed by
the part thereto, for the purpose named therein.
2. The said instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of
sixteen years.

Sworn before me at
in the Province of British Columbia,
this day of, 19
.

FOR MAKER OF A DEED

I HEREBY CERTIFY that on the fourteenth day of April, 1932, at Mission City,
in the Province of British Columbia Arthur James Knight (whose identity has been
proved by the evidence on oath of who is) personally known to me,
appeared before me and acknowledged to me that he is the person . . . mentioned in
the annexed instrument as the maker . . . thereof, and whose name is subscribed thereto
as party, that he knows the contents thereof, and that executed the same
voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at
Mission City, B. C., this 14th day of April, in the year of our Lord
one thousand nine hundred and thirty-two.

"A. B. Noble.

A Notary Public in and for the
Village and District of Mission
in the Province of British
Columbia.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4616

Reg. No. 13112

506 Royal Bank Building,

Vancouver, B. C.

Mr. Choichi SASAKI,
c/o James Watnough,
Box 492,
Lethbridge, Alberta.

MAY 16 1944

Dear Sir:

Re: Stave Lake Road, Mission, B. C.
Municipality of Mission, Lot 5 of the S.W. $\frac{1}{4}$ of Sec. 27,
Township 17, Map 1947, Dis. of New Westminster, C. of E. 51549.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 749.00
Add:	
Unexpired insurance premium as at January 1st, 1943	749.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 746.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

W

STATE OF THE DISTRICT OF COLUMBIA
OFFICE OF THE COMPTROLLER

1943		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$ 217.69	\$ 217.69 CR
	Credit re Sale of Property		746.00	
	Land Registry Office C/E	\$ 1.00		
Feb. 23	1942 Taxes - Mission	22.10		
	Cheque to you	150.00		
Apl. 12	Proceeds Auction Sale		69.37	
	Chattels sold to Tenant		25.80	
		\$173.10	\$1058.86	CR\$885.76

BC-280-P

BC/280-P

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

Farm Appraisal Report

File No. J.L. 142

Land Description Lot 5 of S.W. 1/4 Sec. 27, Tp. 17, N.W.D.

Containing 9.3 Acres

Owner's Name SASAKI, Choiki

Post Office Address Mission

Nearest Rail Point MISSION

Distance 1 1/2 miles

Market Town

Distance "

Church (give denomination) All Denominations - Mission

Distance "

Nearest School Mission; Ferndale;

Distance "

State how property was identified: map, roads.

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

EXHIBIT No. 542-2
DATE Aug 6/48
FILED BY G. B. A. L. H.

Is this district a good one? Only when berry prices are good.

Employment opportunity Seasonal berry picking and other berry work. Limited employment steadily at woods and mills 8 miles away.

Predominating Nationality and religion: Protestant; British; Many Jap holdings

Describe Fencing and its condition: Fences except east line are poor; that belongs to white neighbour. Value \$

Water supply: Well and creek Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 sty.	16x24 x 12	Frame	8' eave	Shingle	10	Wood	Fair	\$ 300.00
Garage	12x16 x 9	"	7' "	Shake	Med.	"	"	30.00
Shed	16x16 x 12	"	8' "	"	Old	"	Bad	25.00
Stable	8x16 x 7	"	6' "	"	"	Roof on posts	"	
Lean-to	8x18 x 7	"	5' "	"	"	"	"	
Porching House	8x38 x 15	"	10' "	"	Med.	Wood	Fair	150.00
Attached shed	8x14 x 9	"	9' "	"	"	"	"	10.00
2 small packing houses								
There is also a small worthless bath house.								

Total present day value \$ 515.00
\$ 330.00

Total Value Buildings add to farm

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

Describe the basement and chimneys: No basement; metal chimney.

No. rooms downstairs? 4 Upstairs? nil How finished Wood

Are buildings painted? No Condition of paint

Distance from nearest bush Shed and stable 66'

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.58	Rolling	8" light loam	light clay	Mixed small fruit poor to good	\$85	\$559.35
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.75	Rolling bush	8" light loam	light clay	Bush and drain	\$1.55	\$20
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 418.25
Total added by buildings to value of farm \$ 300.00
Total fruit trees add to value of farm (for use in orchard districts only) \$ 18.00
Total value of farm \$ 736.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and very well tilled. Comparatively new farm so fertility should be all right.

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

Noxious weeds:
Sown Couch Grass.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Municipal - \$19.00

Date: May 20th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 18th day of May 1942.

Inspector's Signature "R. L. BARNAT"

Farm Appraisal Report

This place is well located on State "Ave 24. about 1 mile from Mission. It is quite rolling in nature with one small gully in it but which could be made some use of. Its exposure is southern thereby hastening harvest and making a good poultry exposure. The soil is average type but as it is a comparatively new place the channels are that it still has its natural fertility. Now clearing has been going on even this year. Buildings on the whole are poor. The house offers foundation for making a fairly decent 4 room bungalow out of. Fording house runs north and south which prevents it being converted to poultry house. It would normally have to be moved which would be somewhat costly or taken down and rebuilt. Other buildings except garage and packing houses others are very poor. The place has a very scattered and mixed planting with a few towns of to this and a few rows of that with a patch of rhubarb stuck in here and there. I place 2 acs mixed cane and trailing cane fruits, 2 acs stumps and about 1.6 acs rhubarb and building with. Electric light is available but not led in.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

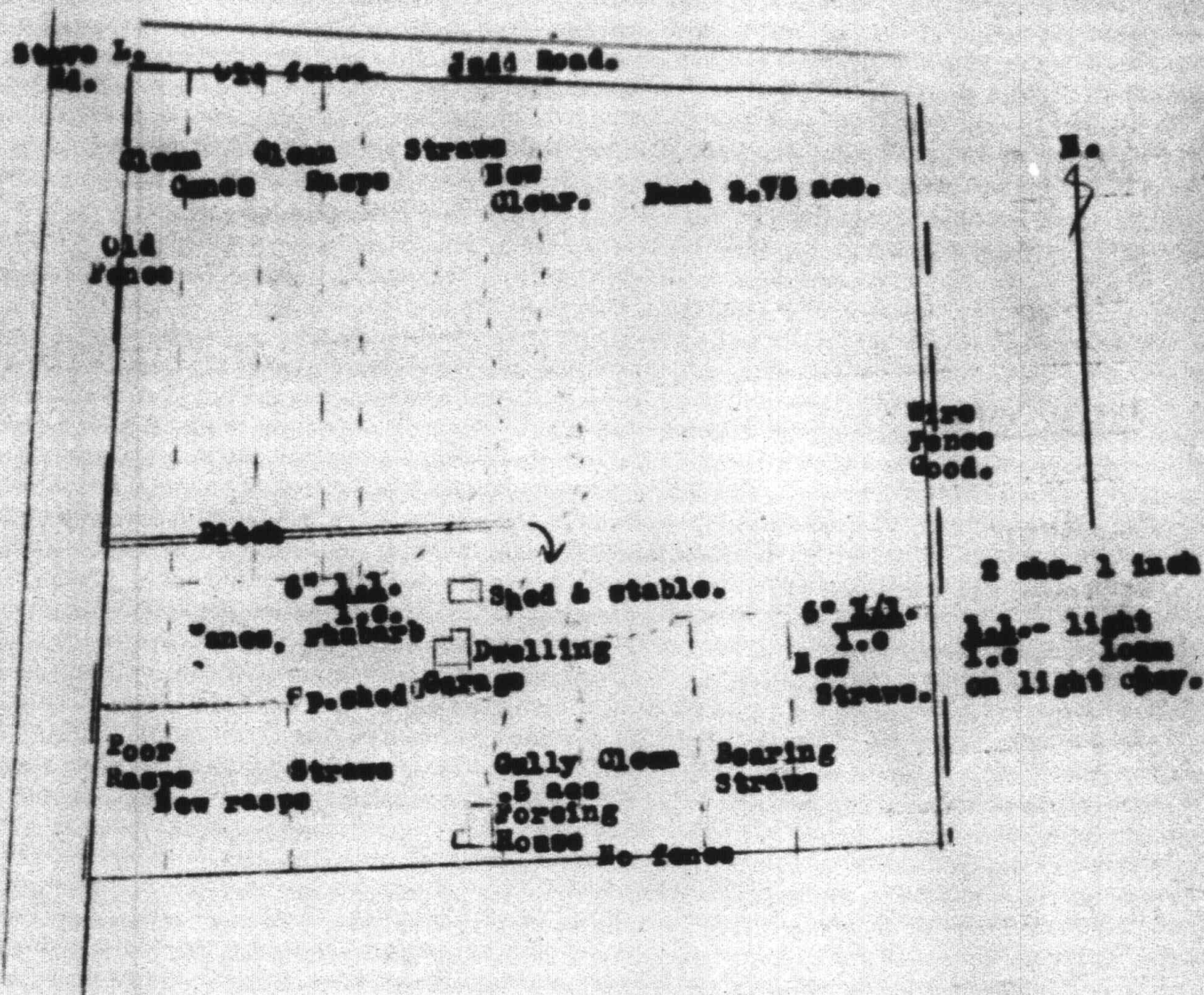
[illegible]

Amount fruit trees add to value of farm \$ **18.00**

Diagram of Property

Chetki SASARI.

Roll # 6/8



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

value is \$ 750

Date 30th May 1942

[Signature]

District Superintendent.

FLYING INSURANCE SUMMARY

FILE 4615

Re: Choichi SASAKI

Reg. No. 13112.

There is no record of any insurance on file.

This summary is certified to
be in accordance with the
information on file.

Richard H. Thompson

DATED May 1st, 1946.

10:00

LIABILITY SUMMARY

File #614

Re: Choichi SASAKI

Reg. No. 13112.

No record of any liabilities on file.

This summary is certified to
be in accordance with the
information on file.

John H. Thompson

DATED May 1st, 1946.

IN:ML

PERSONAL PROPERTY SUMMARY

File No. 4616

Re: SASAKI, Choichi - Reg.No.13112

CHATELS: The above Japanese when registering with the office of the Custodian declared a quantity of household chattels and farm tools to be left on his property at Mission. These were inventoried by our fieldmen on May 7th, 1942 and April 6, 1943 and also found a quantity stored with a neighbour. They were left in the care of the tenant and neighbour until March 23, 1944 at which time a quantity was sold by appraisal for the net sum of \$25.80 and the balance of saleable goods were removed to public auction where their sale netted \$69.37. The chattels are well accounted for and are detailed on the attached chattel schedule.

LIVESTOCK: SASAKI declared a horse and six chickens, however, he must have disposed of same before evacuation as no trace of them could be found.

SPECIFIED ARTICLES: When registering with the Custodian, SASAKI produced the details of a truck which he was purchasing under a Conditional Sales Agreement from Oliver-Overand Motors of New Westminster, stating that he had a possible equity as he had returned it to them for re-sale. This office wrote for particulars and requested any funds due SASAKI be forwarded to this office. On December 22, 1944 Oliver-Overand Motors wrote to this office giving a statement of sale less expenses and remitting a cheque to this office for \$54.10 which was the credit balance due SASAKI. This sum was credited to SASAKI's account and he was given the details in our letter of January 3rd, 1945.

BONDS & INVESTMENTS: SASAKI declared \$35.00 in War Savings Certificates in his possession. These were not brought under control by the Custodian.

BANK ACCOUNT: SASAKI declared a \$50.00 Bank Account at Mission. This was not brought under control by the Custodian.

This file reveals no other Personal Property assets.

The above summary is certified to be in accordance with the information on file.

W.E. Lumsden

WEA:EH
May 2, 1946

Inventory of Property. SASAKI. Choichi, # 13112.

1 Kitchen range.

1 Heater.

2 Beds only.

Plow & Cultivator. (Little Use)
Located in the house.

1 Walnut bureau

2 Boxes.

✓ 1 Sprayer

1 Bdl. Cross Cut Saws.

1 Cultivator.

4 Bdl. Tools. (Picks, Shovels & etc.)

1 Roll Linoleum.

3 Chairs.

(NO SEWING MACHINE THERE)

Stored at Mrs. Robert Knight's accross the road.

XB

Reg. No. 13112

C. SASAKI

Mar. 29, 1944

I have today examined the undermentioned articles and I am convinced that they are valueless and should be abandoned.

William S. Utter

- 1 BEDSTEAD
- 1 oil lamp
- 1 2-gal. gas tin
- 1 old tire
- 3 home made bunks
- 1 heater
- 1 bed spring
- 1 stone boat

THE FOLLOWING ARTICLES ARE MISSING

- 1 gal. crock jug
- 1 milk shipping can
- 1 galv. bucket
- 1 silver dish
- 1 gal. crock jug
- 1 horse collar
- 1 post hole digger
- 1 ctn. clothes

INVENTORY OF CHATTELS BELONGING

TO

SA SA KI, Choichi. # 13112
Stave Lake Rd., Mission B. C.

IN HOUSE

- 3 Tables. Hm. & sold to tenant
- 3 Benches. " & sold to tenant
- 2 Bedsteads. 1 discarded - 1 sold to tenant
- 1 RR mail box. sold to tenant
- 1 Sa. gramophone and few records.
- 1 Kitchen range. sold to tenant
- 1 Lantern.
- 2 Oil lamps. 1 discarded - 1 to tenant
- Qu. Dishes and utensils. (loose)
- 1 Ctn. qt. sealers. sold to tenant
- 1 Gal. crock jug.
- 1 Gas lamp.
- 1 2gal. gas tin. discarded
- 1 Milk shipping can.
- 1 Galv. bucket.
- 3 Blinds. sold to tenant
- 3 Pps. curtains. sold to tenant
- 1 Silver dish.

GARAGE

- 1 Chair. sold to tenant
- 1 Old tire. discarded
- 1 Shovel.
- 1 Gal. crock jug.

RHUBA RB HOUSE

- 1 Horse cultivation.
- 1 Plow.
- 3 H.M. bunks. discarded
- 1 Heater

BARN

- Qu. pickers trays.
- 1 Bed spring. discarded
- 1 Horse collar.
- 1 Post hole digger.
- 1 Ctn. clothes.

OUTSIDE

- 1 Stone boat. discarded

STORED AT MRS. KNIGHT'S ACCROSS THE ROAD.

- 1 Chest of drawers (New)
- 2 Boxes nailed up (tools)
- 1 Tank sprayer.
- 2 Cross cut saws.
- 1 Spring tooth cultivator
- Qu. of garden tools.
- 1 Roll of linoleum.
- 3 Chains.
- 1 Buck saw.
- 1 Bundle of cable (wrapped in burlap.)
- 1 240 lbs. Platform scale.
- 3 Hedges.
- 1 Sythe.

Mrs. Knight will not be responsible for chattels, they were left at her farm only to accomodate Sasaki.

Exept for boxes nailed and cable.
App. Value \$ 80.00

Signed. *R. M. Anderson*

April 6/43

S Sold by auction Mar. 29/44 Mission 10.

Items sold to tenant 22/3/44. see extract

CHATTEL SCHEDULE

File No. 4616
Registered: March 20, 1942

Re: SASAKI, Choichi

Reg.No.13112
Evacuated: April 26,1942

DECLARED	INVENTORIED May 7, 1942	INVENTORIED April 6, 1943	SOLD
stove	x	x	Sold by appraisal.
2 heaters	1	1	Abandoned.
2 cultivators	1 good - 1 poor	2	29/3/44
plow	1 poor	1	29/3/44
sundry tools	4 bundles of tools	quantity	29/3/44
sewing machine	(Could not locate.	Probably taken with them when evacuated.)	
5 cross cut saws	bundle	2	3 - 29/3/44
2 axes			
scythe		x	Sold grouped.
	2 beds	x	1 sold by appraisal. 1 abandoned.
	bureau	x	29/3/44
	2 boxes	x	1 - 29/3/44
	sprayer	x	Sold grouped.
	linoleum	x	29/3/44
	3 chairs	4 x	3 - 29/3/44
		3 tables	1 sold by appraisal.
		2 benches	2 sold by appraisal.
		mail box	1 sold by appraisal.
		gramophone	Sold by appraisal.
		lantern	29/3/44
		2 lamps	2 - 29-3/44
		kitchen utensils	1 - 29/3/44
		ctn. sealers	1 sold by appraisal
		jug	Sold by appraisal.
		gas lamp	Missing.
		2 gal. tins	29/3/44
		milk can	Abandoned.
		bucket	Missing.
		blinds	Missing.
		curtains	Sold by appraisal.
		silver dish	Sold by appraisal.
		shovel	Missing.
		1 gal. crock	Sold grouped.
			Missing.

A

E

File No. 4616

-2-

(Chattel Schedule - cont.)

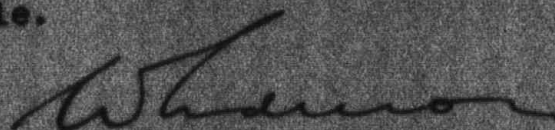
DECLARED	INVENTORIED May 7, 1942	INVENTORIED April 6, 1943	SOLD	
		BED Spring	Abandoned.	
		horse collar		Missing
		post hole digger		Missing
		Carton of clothes		Missing
		stone boat	Abandoned.	
		buck saw	Sold grouped.	
		cable	29/3/44	
		scales	29/3/44	
		3 wedges	29/3/44	
			single tree	
			crow bar	
			2 blocks	
			chain	
			halter	
			bicycle seat	
			box of tools	

Net Auction Proceeds \$69.37

Net Appraisal Proceeds 25.80

\$95.17

The above Chattel Schedule is certified
to be in accordance with the information
on file.



WEA:EH
May 2, 1946

NAME SASAKI, Choichi

REGISTRATION NO. 13112

FILE NO. 4616

The following chattels were sold by public
 auction at Mission, B. C. on March 29, 1944.

✓ 1 Cultivator hiller	\$ 9.00
✓ 1 Plow	3.00
✓ 1 Spring tooth cultivator	12.00
1 Single tree	.70
1 Buck saw	.35
1 Crow bar	.70
Quantity garden tools	8.40
2 Iron Pulley blocks	5.00
3 Wedges	.60
Quantity chain	2.25
1 Halter	1.50
1 Bicycle seat	.40
2 Lanterns	1.00
1 Gas lamp	3.50
1 Box of tools	4.85
1 Small gramophone	1.50
Quantity cable	4.25
✓ 3 Chairs	1.50
1 Scale (240 lbs.)	14.00
2 Cross cut saws	3.00
✓ 1 Roll linoleum	10.00
✓ 1 Chest of drawers	13.00

Total:	(Auctioneer's Fee: \$ 10.05	\$ 100.50
	(Advertising: 0.90	
Less Expenses:	(Moving: 18.00	\$ 31.13
	(Rent: 2.18	
Net Proceeds Credited:		\$ 69.37

Members of Custodian Staff Present.

Mr. Ure

Extracted from Auctioneering list No.

Mission 10.

Remarks.

N. LAWRENCE

PHONE 92-3813 Night

LAWRENCE'S AUCTIONEERS

Mission City, B. C., March 22, 1944

SOLD TO

Department of the Custodian.

Mission City. *Sasaki Goods - 4616*

—AGENTS FOR—

McCormick-Deering, DeLaval, Easy Washers, Singer
Supplies, Royal City Laundry, Gurney, McClary and
Duro-Therm Oil Ranges

—DEALERS IN—

New and Second Hand Farm Machinery, Household
Furniture, Dairy Supplies, Explosives

Terms Net Cash. Interest on Overdue Accounts.
Budget Plan May Be Arranged.

Mar. 22 Appraisal of Sasaki goods, amount
Less 10% Commission

Cr. Bal.

Less Bank Charges

28 75
2 88

25 87
0 07
25 80

*Received
Payment
Mar. 24/44
LNL*

We Buy, Sell and Trade

Mission 10

LAWRENCE'S

WE BUY, SELL
& TRADE

NEW & SECOND
HAND HOUSEHOLD
FURNITURE

AGENT FOR

ROYAL CITY
LAUNDRY

MCCORMICK,
DEERING FARM
MACHINERY &
EQUIPMENT

GURNEY &
MCCLARY STOVES
& RANGES

EASY WASHERS

P. O. BOX 318
PHONE 93, NIGHT 3813
MISSION CITY, B. C.

March 22, 1944.

Sasaki, Chichi

Under instructions from the Department of the
Custodian, I have appraised and sold the following
goods of C. Sasaki, to Mr. Albrecht:

-1 Enterprise Range	\$15.00x
-1 Bedstead	5.50
-1 Lamp	1.25
-1 Home Made Table	1.00
-3 Blinds, Curtain Rods	.25
-1 Home Made Table	.25
-1 Home Made Bench	.25
-1 Kitchen Chair	.25 4
-1 Doz. Fruit Jars	1.00
-1 Mail Box	4.00

\$28.75

Certified a just and fair appraisal as made by
me this 22nd day of March, 1944.

Signed:

G. B. Lawrence
Appraiser

Given to Rural Adjoining Committee

16-5-HK

MEMORANDUM

File No. 4616

July 27th, 1944

TO: FILE

FROM: W. J. Iverson

Re: SASAKI, Choichi
Reg. No. 13112

Re Chattels

The chattels listed on this file are reasonably accounted for by sales at auction and to the tenant. There is a horse referred to on the J.P. but as there is no further reference to it, it could be assumed that it was sold before the subject Japanese was evacuated.

A second hand Ford Truck is also referred to on the J.P. but the declarant claimed a possible equity in it. However, there is no further reference to this, except that it was returned to the dealer and we assume that SASAKI is not claiming further. The file can be closed in respect of chattels.

WJI/MHG

W. J. Iverson.

4616

27th July, 1942.

Mr. Wm. Albrecht,
R.R. #1,
Mission, B.C.

Dear Sir:

re: Choichi SASAKI.

We have a copy of your lease covering the property of the above Japanese and note that consideration thereof is one-third of the net crop.

Please be advised that all monies due to the Japanese is payable to this office for disbursement from here, cheques to be made payable to the Custodian of Enemy Property.

We would appreciate receiving from you a complete statement of the operations on the farm since you took over up to the end of your crop season.

Thanking you in anticipation of your early reply, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

4616

1st August, 1942.

Mrs. Robert Knight,
Stave Lake Road,
Mission, B.C.

Dear Madam:

re: Choichi SASAKI.

We understand the above Japanese left certain chattels in your care, and would, therefore, appreciate it if you would verify this information and send us a complete list of the articles, together with a statement of your responsibility for their safe-keeping.

Thanking you in anticipation of your compliance with our request, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

Richardson
Mission Aug 6th 1942.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 7 1942

Secretary of State
Custodians Office.

In reply to your letter
re: Choeichi Sasaki wish to say the said chattels
was left in Mr R E Knights care.

Mr Knight assumed no responsibility against
loss either by fire or any other cause.

- The chattels are stored above a garage and
- Two members of the custodian staff inspected
and took inventory of everything left in
Mr Knights care several weeks ago.

Yours Truly
Mrs R E Knight.

• File No 4616.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 8 1942

R.R. 1.
Mission City. B.C.
5th September 1942.

The Custodian's Office,
Department of Secretary of State,
506 Royal Bank Building,
Vancouver. B.C.

Rept. F. - No 4676

Dear Sirs,

Re C.Sasaki.

Replying to your request for a statement of the amount realized from the fruit grown on Mr C.Sasaki's farm, I beg to advise you that I have not yet received full returns for the fruit, but assure you that as soon as I receive a full accounting from the Shipping Organisation through whom this fruit has been marketed, I will forward to you a complete account.

Yours truly,

Wm. E. Glavin

SS. 10

W.C. Albrecht
R.R. #1 Mission B.C.

Mission, Nov. 3, 42.

OFFICE OF THE CUSTODIAN
JAPANESE SEIZURES

RECEIVED
NOV 5 1942

The Custodian of Enemy Property

re: Chosichi Sasakai
File No 4616

Dear Sir:

Enclosed the charge for \$217.69 lease on Shosichi
Sasaki farm for crop season 1942. The total amount
of fruit sold is \$1060.85 - less amount \$407.77 - total
net income from above farm is \$653.08. - one third payable
to the Japanese \$217.69. -

Yours truly

W.C. Albrecht

W.C. Albrecht

4616

February 19th, 1943.

Mr. William Albrecht,
R. R. #1,
Mission, B. C.

Dear Sir:

Re: Choichi SASAKI

We note that your lease on the subject Japanese
property expires on the 7th of April, 1943.

If it is your intention to renew this lease and
continue operations on this property during the coming season,
we would appreciate your contacting this office as soon as
possible.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

W. Jas. Stalmough
Coalmont Alta
Feb. 18, 1943

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

EVACUATION SECTION	
Rec'd	FEB 20 1943
File No.	4616
Ans.	<i>[Signature]</i>
Referred	Richardson

Dear Sir:

I had a letter from Central Fruit
Distributors Ltd., Mission City, B.C. sometime
ago saying that Mr. D. Albatch paid
to you the proportion of my crop
amounting to \$217.69. Out of this
sum of money will you pay my taxes
to the Municipality of Mission City
B.C. and send me the remaining
amount. As we are having a difficult
time making a living just on beets.

Yours truly

C. Lazaris

4616

November 16, 1944

Oliver-Overland Motors Ltd.,
Carnarvon & 8th,
New Westminster, B. C.

Dear Sirs:

Re: Choichi SASAKI, #13112, and
Ford Express Truck, Motor No. C18G1583

Choichi SASAKI reported to this office that he
had returned to your company the Ford truck purchased on
December 18, 1941.

This truck had been purchased at a price of
\$450.75, and a payment of \$250.00 was made at the time of
purchase.

Would you kindly let us know what arrangements
were made in regard to Sasaki's equity in this truck? We
would also like to know whether settlement has been made
with Sasaki. If so, let us know the amount of the payment
and the date on which payment was made.

This information is required to complete our re-
cords. If it happens that no payment was made to Sasaki
when this truck was sold, then we would be pleased to have
a statement covering the sale, and cheque (payable to the
Custodian) for the balance due Choichi SASAKI.

Your kind attention to this letter will be appre-
ciated. For your convenience, we enclose a stamped, self-
addressed envelope.

Yours very truly,

Enclosure

F. Matheson,
Specified Articles Department.

JIMMY OLIVER

PHONE 2270

EVACUATION SECTION MANSSELL OVERAND

OLIVER - OVERAND MOTORS LTD.

GENUINE DODGE
ENGINEERED PARTS
AND ACCESSORIES

SALES and SERVICE

EIGHTH STREET at CARNARVON
NEW WESTMINSTER, B. C.
Dec. 22, 1944.

DODGE and DESOTO
CARS
DODGE TRUCKS

The Custodian Office,
506 Royal Bank Bldg.,
Vancouver B.C.

Dear Sirs:

Refer to file # 4616, Choichi Sasaki. / 13112 ✓

Enclosed is cheque in the amount of \$54.10
for the balance due choichi Sasaki, on the sale of his
-Ford Truck, Motor # C18Q1583.

STATEMENT OF SALE.

Total Selling Price,		\$400.00
LESS		
Commission 15%	\$ 60.00	
Pay off to the Finance Co,	238.45	
Transfer Fee	.75	
Two Used Tires	15.50	
Check up.		
Grease	1.00	
oil	1.80	
Points	.90	
Labor for tune up	2.25	
Metal & Paint	9.75	
Wash & Polish & General Clean up	7.50	
3 Months Storage	8.00	
Total	<u>\$345.90</u>	<u>345.90</u>

Credit Balance

\$ 54.10

Yours truly,
OLIVER - OVERAND MOTORS LIMITED

L. Wohlgemuth
per L. Wohlgemuth, Accountant,

4616

January 3, 1945.

Mr. Choichi SASAKI, #13112
c/o James Watnough,
Box 492,
Lethbridge, Alta.

Dear Sir:

We have received from Oliver-Overland Motors Ltd. the sum of \$54.10. This sum represents your equity in the Ford Truck which you stored with that company. Statement of sale which accompanied the cheque reads as follows:

Total Selling Price		\$400.00
LESS		
Commission 15%	\$ 60.00	
Pay off to the Finance Co.	238.45	
Transfer Fee	.75	
Two Used Tires	15.50	
Check up		
Grease	1.00	
Oil	1.80	
Points	.90	
Labor for Tune Up	2.25	
Metal & Paint	9.75	
Wash, Polish & General Clean-up	7.50	
2 Months Storage	8.00	
	<u>\$345.90</u>	<u>\$345.90</u>
Credit Balance		<u>\$ 54.10</u>

The sum of \$54.10 has been credited to your account in our Trust Account.

Yours very truly,

F. Matheson,
Specified Articles Department.

4616

7th May, 1946.

REGISTERED

Mr. Choichi SASAKI,
Reg. No. 13112,
c/o James Watnough,
Box 492,
Lethbridge, Alta.

Dear Sir:

Your file at this office has now been reviewed and we take this opportunity of giving you a brief summary of our administration of your affairs.

You registered with this office on the 20th March, 1942, declaring your ownership to real property at Mission, which at that time became vested in the Custodian. You had leased your property to William Albrecht for a period of one year from the 8th April, 1942, for a consideration of an amount equal to one-third of the net crop returns harvested from your property. The Custodian attended to this matter on your behalf, and after obtaining a statement of operations, received the sum of \$217.69, which represented the amount due you under your lease contract, and this sum was credited to your account here. No further rentals accrued to your benefit at this office as in accordance with the Canadian Government's policy of liquidation, your property was sold to the Director of Veterans' Land Act as of the 1st January 1943. Full details of the sale were sent to you on the 16th May, 1944, from which statement you will have noted that the net proceeds were credited to your account. Legal fees in connection with the conveyance of your property amounting to \$15.00 were later charged to your account here.

You declared a quantity of chattels to be left on your property. Shortly after your evacuation, these together with a quantity stored with a neighbour, were inventoried by our fieldmen, who found them to be well looked after. You also declared a horse, but the animal could not be located and we presume that you disposed of it before you moved. In accordance with the Canadian Government's policy of liquidation all saleable chattels were sold, some by public auction and some by appraisal to the tenant. The net proceeds derived from their sale totalled \$95.17 and this amount was credited to your account here.

When registering with the Custodian you stated that you had a possible equity in a truck which you were purchasing from Oliver-Overland Motors of New Westminster, to whom you had turned over your truck for re-sale. We wrote to this Company requesting full details and a cheque for any funds due you, and in reply we received from them a cheque in the amount of \$54.10 together with a statement of their sale, less expenses, a copy of which we sent to you in our letter of the 3rd January, 1945.

Mr. Choichi SASAKI

- 2 -

7th May, 1946.

The only other assets declared by you were a number of War Savings Certificates and a bank account at Mission. These however, were not brought under control by the Custodian.

Attached hereto is a statement of your account showing entries made since the date one was last sent to you, and we have attached hereto Custodian cheque in the amount of \$924.86, representing the balance of your funds held at this office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

F.E. Anderson,
Administration Department.

FEASHA
Encls.(3)

DEC - 2 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.

R 142
Be 280 P.
Gm. 4

4616

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

- (1) NAME SASAKI SHOICHI (RCMP) Reg. No. 19112
(Print) (Given Name)
- (2) Pre-Evacuation Address Mission City, R. R. #1, British Columbia.
- (3) Present Address Turin, Alberta.
- (4) REAL ESTATE
- (a) Street Address (if any) R. R. #1, Mission City, British Columbia
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) Lot 5 of the South West quarter of Section 27, Township 17, Map 1947, in the District of New Westminster.
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
- (ii) Residence Type of business Farming
- (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 - - - - - \$ 2500.00
- (ii) Buildings - - - - - \$ 1450.00
- (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) - - - - - \$ 3950.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 746.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3204.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
On property above described and on adjoining property.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Garage and House
- (c) How stored or packed at time of evacuation
Stored in Room

(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 Custodian

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

1. Logging tools	Estimated Value \$ 100.00
2. 1 Plow	Estimated Value \$ 25.00
3. 2 Cultivators	Estimated Value \$ 40.00
4. 2 Spray Tanks	Estimated Value \$ 20.00
5. Linoleum	Estimated Value \$ 40.00
6. Kitchen stove	Estimated Value \$ 60.00
7. 3 Heaters	Estimated Value \$ 30.00
8. 1 Dresser	Estimated Value \$ 20.00
9. 4 Chairs	Estimated Value \$ 5.00
10. Less	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 340.00

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) - - - - - \$ 340.00

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

(b) Do you require the services of an interpreter
at the hearing? Yes or no **Yes**

Lethbridge

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 Alberta

TO WIT:

HARU Sasaki
I, *wife of* **Choichi Sasaki**
of **Turin,**

of the
in the **Province of Alberta,**

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 **Lethbridge,**

in the **Province** of **Alberta,**

this **25th** day of **September,**

A.D. 1947. *W. H. Hunsdale*

Choichi Sasaki
Sasaki & Choichi
Haru 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.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA, 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 6th, 1948.

IN THE MATTER OF THE CLAIM OF
CHOICHI SASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

H. Sasaki,
In Chief.

THE SECRETARY: Case No. 542, Choichi Sasaki.

MR. HUCKVALD: I perhaps should explain in this case, your Honour, that this is the wife of the claimant I am calling. The claimant himself is a bed patient in a sanitorium at New Denver and it is impossible for him to appear personally. Her name is Haru Sasaki.

THE SUB-COMMISSIONER: Yes.

10

(MRS.) HARU SASAKI, a witness called on behalf of the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALD:

Q Mrs. Sasaki, you are the wife of Choichi Sasaki?

A Yes.

Q And your husband at present is in the tubercular sanitorium in New Denver, British Columbia?

A Yes.

Q And he is there confined to his bed, is he not?

20 A Yes.

Q Now, he owned farm land in the Province of British Columbia, is that correct?

A Yes.

Q And also some personal chattels? A Yes.

Q Are you familiar with that land and with those chattels? A: Yes.

Q I want to show you this form pertaining to the farmland (indicating). Would you just look at that, please? A: Yes.

30 Q And has that form been read over to you?

A Yes.

Q And have you signed it on behalf of your husband?

A Yes.

Q Have you his permission to appear here and present this claim?

A Yes.

Q And are those particulars contained in that form true and correct to the best of your knowledge, information and belief? A: Yes.

10 MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my friend to file on behalf of the Crown the farm appraisal report.

(REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: I take it you were married before 1932, Mrs. Sasaki? A: Yes.

Q And you went to live with your husband on this land? A: Yes.

20 Q Now you say on your form that the cost price of this land was \$1050.00?

A Yes.

Q Could you tell me if that is the deed of conveyance under which you acquired title to this land? A: Yes.

MR. HUCKVALE: This deed is dated the 14th of April, 1932, sir, and it describes this land consisting of 9.3 acres and shows the consideration to be \$1050.00. I tender that as Exhibit 3.

(DEED MARKED EXHIBIT NO. 3).

30 MR. HUCKVALE: Q Now you also claim on behalf of your

husband, Mrs. Sasaki, for certain chattels that were described in the original claim which you filed?

A: Yes.

Q I want to show you this form (indicating). Will you look at that, please?

A Yes.

Q And have you signed that form on behalf of your husband?

A Yes.

Q And has it been read over to you?

10 A Yes, my daughter read it over to me.

Q And are the particulars in it true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Perhaps my learned friend would file now the personal property analysis on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 5).

20 MR. HUCKVALE: The only comment I have to make with respect to this form, sir, is that the original declaration apparently listed contents of four roomed dwelling including, and then it specifies certain items, and my position is that that would include those articles which have been marked on the analysis under the column "no record at any time". Will you answer Mr. Rice, please, Mrs. Sasaki.

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair value. With respect to

H. Sasaki,
Cross-Exam.

10 the chattels I am submitting that those chattels sold by the Custodian were sold at their fair market value. The other chattels that there is no record of which the claimant is claiming, we say were not declared and one article at least of no account on account of theft, and we say that these articles came into the possession of someone other than the Custodian and that the Custodian is not responsible for the same, and if the Custodian is in any way responsible for any of these articles, they were sold at their fair value and that the amount claimed for the same is exorbitant.

CROSS-EXAMINATION BY MR. REE:

Q When you left your home in April of 1942, you leased your place to William Albright?

A We just sold our crop to Mr. William Albright.

20 Q And you leased your land to him for a year, did you not? A: No, we didn't rent the land.

Q Well how is it that Mr. Albright could get the crop off it if you didn't rent it to him?

A The land and the crop was leased for one year.

Q And your chattels, you turned over to Mrs. Robert Knight to look after for you, did you not?

A The house was rented to Mrs. Knight but our chattels were left in the garage. Our chattels we had were left in the garage.

30 Q In a garage? A: Yes, in the

H. Sasaki,
Cross-Exam.

garage.

Q Were they locked up? A No, they weren't
locked.

THE SUB-COMMISSIONER: Q: Their own garage or Mr.
Knight's garage?

A In the upstairs of Mr. Knight's garage.

MR. RICE: Q You moved your property to the upstairs
portion of Mr. Knight's garage which is on land
10 that you didn't own that Mr. Knight owned?

A Yes, that is correct.

MR. RICE: There is another matter for the purpose
of the record I would like to clear up and that
is on Exhibit 1 their real estate form, it values
the building at \$1050.00, and is that the total
claim?

MR. HUCKVALE: No, we are claiming buildings at \$1450.00.

MR. RICE: What other buildings?

MR. HUCKVALE: Well the building and the improvements
that are there.

20 MR. RICE: Your form, Exhibit 1, has a building totalling
\$1050.00.

MR. HUCKVALE: That is right.

MR. RICE: Would that be the total claim for buildings?

MR. HUCKVALE: The claim is \$1450.00. In working out
these things, I worked out and arrived at that
total and I take it it will be cut down to that
when it gets down to the Commissioner.

MR. RICE: Does this statement, Exhibit 1, contain
all the buildings?

30 MR. HUCKVALE: Yes.

MR. RICE: And according to your own statement all they are worth is \$1060.00?

MR. HUCKVALE: Yes.

MR. RICE: I am sorry, I said it was \$1050.00, I think.

MR. HUCKVALE: Yes.

MR. RICE: The buildings, according to your statement, are worth \$1060.00?

MR. HUCKVALE: Yes.

MR. RICE: And the claim filed for the same is \$1450.00?

10 MR. HUCKVALE: Yes.

MR. RICE: But you are not amending the claim?

MR. HUCKVALE: No.

THE SUB-COMMISSIONER: Is there any estimated value of the land at the date of sale?

MR. HUCKVALE: Well the land in the claim is valued at \$2500.00.

MR. RICE: I wish to submit a summary relative to the claim, your Honour, as an exhibit, and it will show that.

20 THE SUB-COMMISSIONER: You see in Exhibit 1 there is nothing in here with regard to that.

MR. HUCKVALE: It should have been filled in at \$2500.00.

THE SUB-COMMISSIONER: \$2500.00.

MR. HUCKVALE: Yes.

MR. RICE: I will enter the summary as an exhibit now.
(SUMMARY MARKED EXHIBIT NO. 6).

MR. RICE: Q I show you a photograph, Mrs. Sasaki, do you recognize it?

A Yes, this is my dwelling house.

30 Q The dwelling house on the land that you have

8
M. Sasaki,
Cross-Exam.

Re-Direct Exam.
Re-Cross Exam.

referred to as part of your claim here?

A Yes.

MR. RICE: I will tender that photograph as an exhibit,
your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. RICE: That is all.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

10 Q When you left, did you tell the Custodian that these
chattels were in Mr. Knight's garage?

A Yes, I did.

Q Thank you, Mrs. Sasaki.

RE-CROSS EXAMINATION BY MR. RICE:

Q When did you tell the Custodian that you had left
these articles with Mr. Knight?

A When I was on the train being evacuated the
representative of the Custodian came through
the train and I told him at that time.

20 Q And how long would that be after you stored your
articles with Mr. Knight?

A About two days later.

Q About two days later? A: Yes.

Q I notice in your J.P. form you made no mention
whatever of having stored these articles with
Mr. Knight?

30 A I don't remember clearly but I don't think I
reported the details of the chattels at the time
of the registration, at the time that the
registration form was made.

Q You didn't report where the chattels were?

A I don't remember it clearly. I know all the particulars in connection with the house were given and the farm were given, but I am not quite sure about the chattels.

MR. RICE: Of course the form speaks for itself.

THE SUB-COMMISSIONER: When do they file these J.P. forms? Do they usually file them at the time they registered?

10 MR. SHEARD: At the time they were being registered we had quite a number of cases at Hastings Park.

THE SUB-COMMISSIONER: What is the date of the J.P. form?

MR. RICE: 20th of March, 1942.

THE SUB-COMMISSIONER: And when was she evacuated?

MR. RICE: 26th of April, 1942.

THE SUB-COMMISSIONER: April 26th?

MR. RICE: Yes.

20 MR. HUCKVALE: But she would spend some time in Hastings Park.

THE SUB-COMMISSIONER: Well what I mean, there is a month there.

MR. RICE: That is a point that I mentioned; these goods were stored with Mr. Knight and the Custodian knew nothing about it.

THE SUB-COMMISSIONER: Except that they were stored when the J.P. form was given, I suppose?

MR. RICE: Yes.

30 THE SUB-COMMISSIONER: There is nothing to that effect

H. Sasaki,
Discussion.

here. She said she told them two days before she was evacuated, or that she stored them two days before she was evacuated on the train, and that would be the 18th of April, so that they were stored at the time that the J.P. form was given, is that right?

MR. SHEARS: She said she spoke to somebody on the train.

10 THE SUB-COMMISSIONER: She said she spoke to the representative of the Custodian on the train as they were being evacuated and two days prior to that she stored them.

MR. SHEARS: It wasn't a uniform custom to have a man attend at the train, however in some cases we did, I admit.

THE SUB-COMMISSIONER: The only thing I wanted to clear up was the question as to why it wasn't in the J.P. form. It seems to me that that explanation should be on the record, in any event.

20 MR. RICE: If she had come in and said today that these articles were left in the possession of someone, then certainly the Custodian is not responsible until they come into the possession of the Custodian or come to the Custodian's attention. They were turned over, as I said, at the start, to a person other than the Custodian and the Custodian is only responsible for the articles that come into his possession.

30 THE SUB-COMMISSIONER: What would be the duties of the representative on the train?

H. Sasaki,
Discussion.

MR. RICE: Pardon?

THE SUB-COMMISSIONER: What would be the duties of the representative on the train?

MR. RICE: Perhaps Mr. Shears could explain.

MR. SHEARS: There was also a representative of the British Columbia Security Commission on the train. We had usually no particular purpose in being there but there were occasions when we were on the train. Whether she spoke to the Custodian's representative or a member of the British Columbia Security Commission, I doubt whether she knows and we don't know. I think the evidence has gone in as much as possible. The claim for the missing articles is not very large in any case.

THE SUB-COMMISSIONER: Nothing else?

MR. HUCKVALE: Nothing else, sir. Thank you, Mrs. Sasaki.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
S.R. HOWARD
OFFICIAL REPORTER.

DEFENCE BRIEF

Choichi HAWAKI

File No. 4616

Case No. 542

LETHBRIDGE
6 August 1948
V.L.A.
Sheet A.2-18

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

\$3950.

Appraised at

\$763.25

Sale Price

\$749.00

Witness: Appraiser, R.L. Ramsay

Appraiser (Ramsay) reports -

House 10 years old, no basement.
Comparatively new farm.

Appraiser () reports -

Buildings on the whole are poor.
This place is well located. There
are 18 fruit trees in fair shape
value \$18.

It is submitted that the real estate
was sold for its fair value.

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Household Goods & Farm Equipment
Claim

\$340.

Sold for

\$75.25

(a)	Goods value	\$228.75	Sold by Auction for	\$60.00
(b)	"	61.25	Sold by Tender for	\$15.25
(c)	"	30.00	No record at any time.	
(d)	"	10.00	Abandoned, being of no value.	
(e)	"	10.00	No account, theft.	
		<u>\$340.00</u>		

Goods sold by Tender for \$15.25
were appraised by Lawrences of
Mission City at that amount.

Goods sold by Auction for \$40.50
were not claimed for.

Claimant stated that his goods were left in the upstairs portion of Mr. Knight's garage on Mr. Knight's property but were not so declared on J.P. Form. He states that he informed a representative of the Custodian whilst on the train as to where these goods were.

It is submitted that the chattels sold by the Custodian were sold at their fair market value. The other chattels of which there is no record, we say were not declared, and one article at least of no account on account of theft, and we say that these articles came into the possession of someone other than the Custodian and that the Custodian is not responsible and if the Custodian is in any way responsible for any of these articles, they were sold at their fair value and that the amount claimed is exorbitant.

Summary of Defence Witnesses

R. L. Ramsay

Lawrences (Mission City)

J.H. Harkins

W.S. Ure

Where required

1 Appraiser

2 (b) Appraisers

2 (a) Auctioneer

2 (a) (d) Staff

BMP/mw

Name of Claimant

SASAKI, Chiechi

Case 542

Custodian File

4616

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					749.					421.51
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 CHATELS										
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			
159.25	60.00	18.00	37.73%	109.50	41.51	15.25	1.83			
TOTAL RECOMMENDATION										482.65

4616

November 28th, 1950.

Mr. Choichi SASAKI,
New Denver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 542

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 ... \$482.65.

Cheque in your favour is enclosed for \$482.65 and we have paid the Co-Operative Committee .. Nil for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.